

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 5, 1976, in the Council Chamber, third floor, City Hall, commencing at 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Boyce, Cowie, Harcourt,  
Kennedy, Marzari, Rankin, Sweeney  
and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students in Social Studies from the General Brock School, under the direction of their teacher, Mrs. Williams.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,  
SECONDED by Ald. Boyce,  
THAT the Minutes of the Regular Council Meeting of September 28, 1976, and the Minutes of the Special Council Meeting (Public Hearing) of September 28, 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,  
SECONDED by Ald. Bird,  
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. Crosstown Bus Via  
25th and 29th Avenues

Council on August 24, 1976, resolved that the delegation request from the Conference of Local Area Councils Traffic and Transit Committee be approved. Council had before it a report of the City Manager dated September 20, 1976, on this matter in which he recommended

- (a) the concept of an additional east-west crosstown route on 25th Avenue be approved in principle.
- (b) Council direct the City Engineer to bring the matter before the Regional Transportation Commission if it is formed, requesting funding for the necessary works or, failing that, initiate discussions with B.C. Hydro towards implementation.

Mr. Elgin Ruddell, representing the Conference of Local Area Councils Traffic and Transit Committee, spoke to his brief which was circulated. The brief set forth various arguments in favour of a crosstown bus via 25th and 29th Avenues. Mr. Ruddell also commented on the City Manager's report and requested that Council approve the recommendations contained therein.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Crosstown Bus Via 25th and  
29th Avenues (cont'd)

MOVED by Ald. Bird,

THAT the recommendations of the City Manager contained in his report dated September 20, 1976, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT Council defer a decision on this matter in order to hear delegations at a Council evening meeting when convenient.

- LOST

(Aldermen Bird, Boyce, Kennedy, Marzari, Rankin and Sweeney opposed)

The motion to defer having lost, the motion by Alderman Bird was put and CARRIED UNANIMOUSLY.

2. Grant Appeal -  
Metro Communities Council

Mrs. Frances McKinnon, Queen's Co-ordinator, Miss Vancouver Pageant Committee, appeared before Council to appeal Council's decision not to approve a grant to the Metro Communities Council. A brief was distributed which Mrs. McKinnon read to Council. The brief urged Council to reconsider its previous decision and approve the requested grant of \$500.00 towards the cost of sending Miss Vancouver to the Miss Canada Pageant.

MOVED by Ald. Volrich,

THAT a grant in the amount of \$500.00 to the Metro Communities Council be approved.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Harcourt, Kennedy, Marzari and the Mayor opposed)

3. Cultural Grant Appeal -  
Vancouver Bach Choir

Council on April 13, 1976, approved the recommendation of the Standing Committee on Finance and Administration dated March 25th, that a grant be made to the Vancouver Bach Choir in the amount of \$750.00.

Mr. C.S. Burtinshaw, President of the Vancouver Bach Choir, addressed Council and requested that Council reconsider its previous decision and approve a grant equal to the rental of the Queen Elizabeth Theatre for three performances of the 'Messiah' in December.

MOVED by Ald. Marzari,

THAT a grant equal to the rental of the Queen Elizabeth Theatre for one evening be approved for the Vancouver Bach Choir.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

4. B.C. Hydro - Bus  
Fare Increases

Due to Alderman Rankin's absence from the Council meeting on September 28, 1976, the following motion of the Alderman was deferred to this meeting of Council. At the same meeting, Council agreed to hear a number of delegations on this item.

MOVED by Ald. Rankin,

THAT WHEREAS B.C. Hydro, through its Chairman, Mr. Robert Bonner, has announced a deficit in the bus operation;

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)B.C. Hydro - Bus Fare  
Increases (cont'd)

AND WHEREAS the Chairman has announced that this deficit will have to be met by higher bus fares;

AND WHEREAS such increases in bus fares will obviously result in a loss of patrons on buses and, by reason of that, a reduction in services followed by more frequent use of the automobile;

THEREFORE BE IT RESOLVED THAT this Council vigorously urge B.C. Hydro and the Provincial Government to refrain from any increases in bus fares.

- CARRIED UNANIMOUSLY

(Mayor Phillips opposed)

(In view of the foregoing action and the delegation applications being supportive, the Council did not hear their representations)

5. Rental Accommodation for  
Families with Children

Due to Alderman Rankin's absence from the Council meeting on September 28, 1976, his motion on the above subject was deferred to this meeting of Council.

At this time, Council heard representations from the following delegations which had been previously approved:

- Mr. B. Eriksen, on behalf of the Downtown Eastside Residents' Association, read a brief from the Association which was circulated. The brief urged Council to approve Alderman Rankin's motion and suggested a number of specific points which might be included in the proposed Charter amendment.
- Mr. D. Stone, Vancouver Tenant Federation, submitted and read a brief which was circulated. The brief requested Council to seek amendment of both the Federal and Provincial Human Rights Codes to protect against discrimination for those seeking rental accommodation. In addition, it requested Council to seek amendments to the B.C. Landlord and Tenant Act for the same purpose. The organization also requested that all members of Council support the housing component of the current Five Year Plan.
- Mr. Peter Grant, Co-ordinator of the West End Housing Registry, read a brief circulated to Council on behalf of himself, Miss S. Currie, Community Worker and Miss Olivia Mott, Social Worker. He indicated that the West End Community Association Executive also supported the brief. The brief made the point that there is no protection for parents and children in the rental accommodation market. In a highly competitive rent market, people with children have the least chance of securing any accommodation at all.
- Mr. S. Jackson and Mr. J. Vance also addressed Council in support of Alderman Rankin's motion.

Alderman Rankin requested and received permission to amend his motion to read as follows:

MOVED by Ald. Rankin,

THAT WHEREAS housing is a basic right of all people regardless of age, sex, nationality, etc.;

AND WHEREAS rental accommodation is being denied by landlords to families with children where such accommodation is suitable for families;

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)Rental Accommodation for Families  
with Children (cont'd)

THEREFORE BE IT RESOLVED THAT

- (a) Vancouver City Council request a Charter Amendment to allow enactment of the following:

'Occupancy of housing accommodation by adults and children is deemed an appropriate use where such housing was on the 1st day of January, 1975, or subsequent to that day, shared by at least one adult and one or more children,

THAT: The Director of Legal Services draw up a By-law to implement this policy.'

- (b) The Director of Planning investigate and report back on areas of the City where it would be appropriate to require large rental developments to design and set aside a portion of these developments specifically for children.

- CARRIED

(Alderman Kennedy opposed)

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)Kitsilano Community Centre -  
Request for Additional Funding

On September 21, 1976, Council agreed to hear representations from the Kitsilano War Memorial Community Centre Association on the matter of additional funding for the Kitsilano Community Centre. Submitted was a report of the City Manager dated September 29, 1976, setting out the following options for Council's consideration:

- (1) allocate an amount of approximately \$235,000 in the recreation facilities section of the 5 Year Plan to be used for renovation as set out in Option F (amended)
- (2) allocate \$120,000 from the Kitsilano NIP budget (instead of the \$170,000 allocated to Option F) to be used with the \$70,000 available from the Park Board budget and the \$25,000 from the Community Centre Association to make renovations only to the Community Centre.

Mrs. May Brown, Chairman of the Park Board and Mr. E.F. Thrussell were both present for this item. Commissioner Brown advised Council that both the Park Board and the Kitsilano War Memorial Community Centre Association favoured option (1) in the report of the City Manager.

MOVED by Ald. Volrich,

THAT option (1) contained in the City Manager's report dated September 29, 1976, be approved.

- CARRIED UNANIMOUSLY

Regular Council, October 5, 1976 . . . . . 5

COMMUNICATIONS OR PETITIONS

1. Heritage Building Plaques

In a letter dated September 30, 1976, the Secretary of the Vancouver Heritage Advisory Committee advised Council of the following resolution of the Heritage Advisory Committee:

"THAT the Heritage Advisory Committee request a financial allocation from Council of \$3,500 for heritage building plaques (for buildings now designated - \$55 x 34 buildings - \$2,000; for buildings which may be designated in the fall of 1976 - \$55 x 24 buildings - \$1,500) and that the matter of the City Engineering Department undertaking the responsibility for the mounting of such plaques be submitted to Council for consideration."

When considering this communication, Council also noted a memorandum from the City Clerk advising of previous Council action in this matter.

MOVED by Ald. Cowie,

THAT a financial allocation of \$3,500 to the Heritage Advisory Committee for purchase of heritage building plaques, be approved.

- CARRIED UNANIMOUSLY

2. Gabriola Mansion

The Secretary of the Vancouver Heritage Advisory Committee, in a letter dated September 30, 1976, advised of the following resolution of the Heritage Advisory Committee:

"THAT the Heritage Advisory Committee write to City Council stating the Committee is pleased with the fact that Gabriola Mansion will be preserved but requesting that Council ensure the building is properly protected, including the installation of a sprinkler system."

MOVED by Ald. Harcourt,

THAT the communication of the Heritage Advisory Committee on Gabriola Mansion be received.

- CARRIED UNANIMOUSLY

3. Mini-Park on Vine Street  
at 7th Avenue

The Kitsilano Neighbourhood House Board of Governors requested by letter of September 30, 1976, an opportunity to appear as a delegation on the Vine Street mini-park proposal when it is before Council on October 19, 1976. A similar request was received from the Kitsilano Local Area Planning Committee.

MOVED by Ald. Kennedy,

THAT the request of the Kitsilano Neighbourhood House Board of Governors and the Kitsilano Local Area Planning Committee to appear before Council as delegations, be approved.

- CARRIED UNANIMOUSLY

4. Resolution re Public Housing  
for Low and Moderate Income  
Families

The Metropolitan Toronto Clerk requested Council to support the following resolution of the Metropolitan Council:

"WHEREAS there is a continuing and growing need for public housing for low and moderate income families; and

WHEREAS mortgage rates of 11-12 per cent make home ownership difficult for many citizens; and

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Resolution re Public Housing for Low and Moderate Income Families (cont'd)

WHEREAS Canada, through its own Bank, ought to be able to finance public housing at a modest interest rate not to exceeding 6 per cent;

THEREFORE BE IT RESOLVED THAT the Dominion Government be urged to undertake such financing for a first-time home owner with a maximum income of \$18,000.00 to be determined by the said Government of Canada, with provision that the home may not be sold or otherwise disposed of during the 20-year term of the mortgage without first compensating the Government at the normal interest rate, or some similar safeguard;

AND THAT this Resolution be sent to the Prime Minister of Canada, the Hon. B. Danson, and all major cities in Canada."

MOVED by Ald. Rankin,

THAT Council support the above resolution of the Metropolitan Toronto Council.

- CARRIED

(Alderman Bird and the Mayor opposed)

5. Rezoning of Cedar Cottage Area - Request for Deferral of By-law

Mr. J.H. Wright, Custom Plastics, by letter of October 4, 1976, requested that Council either defer approval of the Zoning and Development By-law which would approve the rezoning of several areas in Cedar Cottage, including the CD-1 Comprehensive Development in the vicinity of East 22nd Avenue and Commercial Drive, to permit further discussion, or alternatively, Mr. Wright requested to appear before Council this day when the By-law was being considered.

The Director of Legal Services advised Council that the Public Hearing on this rezoning had been concluded and if Council were to hear any delegations, it would constitute a reopening of the Public Hearing and would require re-advertising and a new Public Hearing.

MOVED by Ald. Rankin,

THAT the letter from Mr. J.H. Wright, Custom Plastics, be received and he be advised that Council cannot approve his request to appear as it would constitute a reopening of the previously held Public Hearing on the rezoning of the Cedar Cottage area.

- CARRIED UNANIMOUSLY

6. Stanley Park Entrance (Former Harbour Park Site) - Clean Up Funds

Council had for consideration, the following communication from the Park Board dated October 4, 1976:

The Park Board respectfully requests the City Council to provide \$8,000 of funds for clean-up landscape work on the area where the buildings were just demolished north of Georgia Street and west of Denman Street. We urgently need the approval as work must be done this week if we wish to get some temporary grass growing. The objectives are to tidy the area, eliminate haphazard car parking and to control the dumping of debris.

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd)

Stanley Park Entrance (Former  
Harbour Park Site) - Clean Up  
Funds (cont'd)

We estimate that \$10,000 is necessary for the work. We have found \$2,000 from our unallocated park development funds but need the additional \$8,000 from City Council.

Your agreement is urgently requested.

MOVED by Ald. Harcourt,

THAT the request of the Park Board for an additional \$8,000 for clean up funds for the former Harbour Park Site, be approved.

(Amended)

MOVED by Ald Cowie in amendment,

THAT the following be added to Alderman Harcourt's motion:

"and that the Park Board be requested to explore as soon as possible, alternative proposals for the development of this site with maximum public input being obtained.

- CARRIED

(Aldermen Bird and Harcourt opposed)

The amendments having carried the motion, as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT the request of the Park Board for an additional \$8,000 for clean up funds for the former Harbour Park Site, be approved, and that the Park Board be requested to explore as soon as possible, alternative proposals for the development of this site with maximum public input being obtained."

(Underlining denotes amendment)  
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The Council recessed at 3:45 p.m. and following an 'In Camera' meeting in #3 Committee Room, reconvened at 4:10 p.m.  
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CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT  
OCTOBER 1, 1976

Works & Utility Matters  
(October 1, 1976)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Closure of Portion of Woodland Drive and the Lane West of Woodland Drive between 14th and 15th Avenues
- Cl. 2: Closure of Foster Avenue between Melbourne Street and Aberdeen Street
- Cl. 3: Tender - 53,000 GVW Trucks

Closure of Portion of Woodland Drive  
and Lane West of Woodland Drive  
between 14th and 15th Avenues (Clause 1)

MOVED by Ald. Bird,

THAT all that portion of Woodland Drive and the lane west of Woodland Drive shown outlined and hatched on plan marginally numbered LF 7833 be closed, stopped up and placed in the care and custody of the Board of Parks and Recreation subject to the following conditions:

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters  
(October 1, 1976) (cont'd)

Closure of Portion of Woodland Drive and  
Lane West of Woodland Drive between 14th  
and 15th Avenues (Clause 1) (cont'd)

- (a) If future development of the park requires the removal or relocation of existing utilities, the cost for such removal or relocation to be borne by the Park Board.
- (b) All cost to effect the physical closing of the street to be to the Park Board account.

(Amended)

MOVED by Ald. Boyce in amendment,

FURTHER THAT the value of the lane be set at a nominal amount subject to the closed road and lane being returned to the street system when they are no longer used for park purposes.

- CARRIED

(Alderman Bird and the Mayor opposed)

The amendment having carried, the motion, as amended and reading as follows was put and CARRIED UNANIMOUSLY

"THAT all that portion of Woodland Drive and the lane west of Woodland Drive shown outlined and hatched on plan marginally numbered LF 7833 be closed, stopped up and placed in the care and custody of the Board of Parks and Recreation subject to the following conditions:

- (a) If future development of the park requires the removal or relocation of existing utilities, the cost for such removal or relocation to be borne by the Park Board.
- (b) All cost to effect the physical closing of the street to be to the Park Board account.;

FURTHER THAT the value of the lane be set at a nominal amount subject to the closed road and lane being returned to the street system when they are no longer used for park purposes."

(Underlining denotes amendment)

Closure of Foster Avenue between  
Melbourne and Aberdeen Streets (Clause 2)

MOVED by Ald. Bird,

THAT all that portion of Foster Avenue between Melbourne Street and Aberdeen Street be closed, stopped up and placed in the care and custody of the Board of Parks and Recreation with the value being set at a nominal amount, subject to the following conditions:

- (a) All costs to relocate existing utilities (if required in the future) to be borne by the Park Board.
- (b) The closed road to be returned to the street system when it is no longer used for park purposes.

- CARRIED UNANIMOUSLY

Tender - 53,000 G.V.W.  
Trucks (Clause 3)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY



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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters  
(October 1, 1976)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Letter Received from Marpole-Oakridge Area Council requesting a Planner in the Marpole-Oakridge Area
- Cl. 2: Amending Schedule E - Building Lines - Part II to Include Joyce Street between Euclid Avenue and East 41st Avenue
- Cl. 3: D.P.A. - Finnish Canadian Rest Home - 2288 Harrison Drive
- Cl. 4: Kitsilano N.I.P. - Mini-Park on Arbutus at 4th Avenue
- Cl. 5: Rezoning Application - Gabriola Mansion
- Cl. 6: C-2 Text Changes/Public Information Meeting

Clauses 1, 3 and 4

MOVED by Ald. Volrich,

THAT Clause 1 be received for information and the recommendations of the City Manager contained in Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(Alderman Bird opposed to Clause 4)

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Vice-Chairman - Standing Committee  
on Planning and Development

The Mayor recommended that Alderman Cowie be appointed as Vice-Chairman of the Standing Committee on Planning and Development.

MOVED by Ald. Boyce,

THAT the appointment of Alderman Cowie as Vice-Chairman of the Standing Committee on Planning and Development be approved.

- CARRIED UNANIMOUSLY

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Amending Schedule E - Building Lines -  
Part II to Include Joyce Street between  
Euclid Avenue and East 41st Avenue (Clause 2)

MOVED by Ald. Volrich,

THAT this Clause be received and the whole matter be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

Rezoning Application -  
Gabriola Mansion (Clause 5)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters  
(October 1, 1976) (cont'd)

C-2 Text Changes/Public Information  
Meeting (Clause 6)

MOVED by Ald. Volrich,  
THAT

- (1) The Public Hearing on this matter, scheduled for October 19th, be postponed and that a third Public Information Meeting be scheduled.
- (2) All affected property owners be individually notified by letter of this third meeting and of the subsequent Public Hearing. This will involve an expenditure of \$2,520.00 from the Planning Department's notification budget.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters  
(October 1, 1976)

Dog License Fees  
(Clause 1)

MOVED by Ald. Marzari,  
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

(Alderman Sweeney wished to be recorded as opposed to recommendation (a) contained in this Clause)

Finance Matters  
(October 1, 1976)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Investment Matters ( Various Funds) July, 1976
- Cl. 2: Investment Matters (Various Funds) August, 1976
- Cl. 3: Champlain Villa Day Care Centre - Grant Request

Clauses 1 and 2

MOVED by Ald. Volrich,  
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Champlain Villa Day Care  
Centre - Grant Request (Clause 3)

MOVED by Ald. Volrich,  
THAT a grant to the Champlain Villa Day Care Centre equivalent to property taxes for 1976 be approved, and that the Centre be requested to submit a financial statement to the Director of Social Planning.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Personnel Matters  
(October 1, 1976)

Personnel Regulations - Superannuation,  
Retirement & Over-Age Pension Plan  
(Clause 1)

MOVED by Ald. Bird,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

B. Procedure for Development of  
Phase 2, Area 6, False Creek

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager contained in  
his report dated September 28, 1976, be approved.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

C. Kitsilano Community Centre -  
Request for Additional Funding

For Council action on this report, see page 4.

D. Rezoning Application - N/S  
2800 Block East 2nd Avenue

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager contained in  
his report dated September 30, 1976, be approved.

- CARRIED UNANIMOUSLY

E. Family Housing -  
8600 Block Osler Street

MOVED by Ald. Harcourt,  
THAT Council indicate to the developer that the City is  
prepared to undertake this project only on the understanding  
that there is no cost to the City.

- CARRIED UNANIMOUSLY

F. Labour Negotiations -  
G. V. R. D.

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager contained in  
his report dated October 4, 1976, be approved, subject to the  
City Manager rewording item 2 in 'Obligations of Participating  
Members' in Appendix A attached to his report.

- CARRIED UNANIMOUSLY

Regular Council, October 5, 1976 . . . . . 12

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee  
on Community Services,  
September 21, 1976

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Ratification of Chairman's Authorization for the Sale of Surplus Furniture and Equipment to a Non-Profit Organization
- Cl. 2: Dial-A-Dietitian Service - Grant Request
- Cl. 3: New City Zoning By-law Designation for Halfway Houses, Group Houses and Related Facilities

Clauses 1, 2 and 3

MOVED by Ald. Rankin,

THAT the resolution of the Committee contained in Clause 1 be approved and the recommendations of the Committee contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

(Clause 2 was Carried Unanimously and by the Required Majority)

II. Report of Standing Committee  
on Planning and Development,  
September 23, 1976

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: D.P.A. - North Foot Cassiar Street - Alberta Wheat Pool
- Cl. 2: Musqueam Indian Band Request for Exclusion from the Agricultural Land Reserve
- Cl. 3: Parkade Security - Design Guidelines and Standards
- Cl. 4: Charles/Adanac Area - Disposition of Personal Care Facility Site

Clauses 1, 2, 3 and 4

MOVED by Ald. Kennedy,

THAT Clauses 1 and 2 be received for information and the recommendations of the Committee contained in Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(Alderman Volrich requested to be excluded from voting on Clause 2 as his firm represents the Musqueam Indian Band from time to time.)

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,

SECONDED by Ald. Harcourt,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Cedar Cottage Area)

MOVED by Ald. Cowie

SECONDED by Ald. Rankin

THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Bird (in amendment)

SECONDED by Ald. Kennedy

THAT section '(c)' be deleted from this By-law.

- LOST

(Ald. Cowie, Harcourt, Marzari, Rankin and Volrich opposed)

There being no further amendments, it was

MOVED by Ald. Cowie

SECONDED by Ald. Rankin

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Bird, Boyce and Kennedy opposed)

(Alderman Sweeney and the Mayor were excused from voting on this By-law)

2. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (False Creek - Area 10A &  
Area 6, Phase 2)

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

BY-LAWS (Cont'd)

3. BY-LAW TO ADOPT AN AREA DEVELOPMENT  
PLAN (Area 10A, False Creek)

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin  
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

4. BY-LAW TO ADOPT AN AREA DEVELOPMENT  
PLAN (Area 6, Phase 2, False Creek)

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin  
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

5. BY-LAW TO AMEND BY-LAW NO. 4722,  
BEING THE URBAN DESIGN PANEL  
BY-LAW

MOVED by Ald. Kennedy  
SECONDED by Ald. Bird  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy  
SECONDED by Ald. Bird  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONSA. Allocation of Land for Lane  
Purposes (1629-31 Yew Street)

MOVED by Ald. Marzari

SECONDED by Ald. Volrich

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2 feet of Subdivision "D" of Lots 11 and 12, Block 203, District Lot 526, Plan 4006, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated September 23, 1976, and marginally numbered LF 7908, a print of which is hereunto annexed.

(1629-31 Yew Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES & OTHER MATTERSParking Lots in the  
False Creek Area.

Alderman Harcourt

circulated a letter from Mrs. G.E. Dalmann relating to a letter which she had received from Imperial Parking Limited advising that the City has rejected their application for a permit to continue the use of the parking lot bounded by Broadway, Ash and Eighth Avenue. Apparently the new zoning for False Creek does not allow parking lots, and all must be closed as existing permits expire. Mrs. Dalmann requested Alderman Harcourt investigate this matter as the loss of this parking lot will severely affect people who work in the Fairmont Building, Vancouver General Hospital and other facilities in the vicinity. Alderman Harcourt requested a report from the City Manager on this matter. The Mayor so directed.

ENQUIRIES & OTHER MATTERS (Cont'd)Hallowe'en Celebration

Alderman Sweeney

queried whether any consideration had been given by the Mayor to moving the Hallowe'en celebration from Sunday, October 31st to Saturday, October 30th, 1976. The Mayor advised that he had received some enquiries on this matter but he did not consider it necessary to move the celebration of Hallowe'en from Sunday to the preceding Saturday.

Transit Changes in the South Vancouver Area

Alderman Marzari

advised that she had received letters from residents in the Champlain Heights area and other areas served by buses using the Joyce Street Loop, and concern was expressed about proposed changes in bus routes in the South Vancouver area. The Alderman requested a report to the next meeting of Council, from the City Engineer on this issue. The Mayor so directed.

The Council recessed at 5.35 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of October 5, 1976, adopted on October 19, 1976.



MAYOR



CITY CLERK



Manager's Report, October 1, 1976 . . . . . (WORKS - 1)

WORKS AND UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATION AND CONSIDERATION:

1. Closure of Portion of Woodland Drive and the Lane West of Woodland Drive Between 14th and 15th Avenues - Blocks 170 and 171, D.L. 264A Clark Park

The City Engineer reports as follows:

"The Board of Parks & Recreation has requested the closure of portion of Woodland Drive and the lane west of Woodland Drive between 14th and 15th Avenues in order to extend the existing park site westerly. The lane is presently closed and used as part of the park area west of Woodland Drive.

There are two privately owned lots at the southwesterly corner of 14th and Woodland Drive (Lots 14 and 15) that still require street and lane access.

The portion of Woodland Drive to be closed contains underground and overhead utilities. If they are to remain, an easement will be required over the closed portion of street. If at any time the utilities are to be relocated, all costs to relocate would be chargeable to the Park Board.

The people in the area (approximately 80) have been canvassed regarding the proposed closure of the street and lane. The returns have shown the 20 are in favour and 8 are against the closure.

I RECOMMEND that all that portion of Woodland Drive and the lane west of Woodland Drive shown outlined and hatched on plan marginally numbered LF 7833 be closed, stopped up and placed in the care and custody of the Board of Parks & Recreation subject to the following conditions:

- (a) If future development of the park requires the removal or relocation of existing utilities, the cost for such removal or relocation to be borne by the Park Board.
- (b) All cost to effect the physical closing of the street to be to the Park Board account.

Council Consideration

Present policy is for City lands placed in the care and custody of the Park Board are acquired by the Board paying the market value of the property. The Supervisor of Property & Insurance advises that the market value of the lane and street to be closed is \$211,980 based on the current market value rate of \$7.50 per square foot for single family lands. This is a matter for Council's Consideration.

If the value of the closed street and lane is to be a nominal amount, it is then further recommended that the following additional condition be made:

- (c) The closed road and lane to be returned to the street system when they are no longer used for park purposes."

The City Manager RECOMMENDS the foregoing recommendations of the City Engineer be approved and refers the matter of market value to Council for CONSIDERATION.

2. Closure of Foster Avenue between Melbourne Street and Aberdeen Street Adjacent to Lot 4, Block 8, D.L. 36 and 49, Plan 1678

The City Engineer reports as follows:

"On July 13, 1976, Council approved a proposed park development which included Foster Avenue between Melbourne Street and Aberdeen Street subject to the City Engineer agreeing to the closure of this portion of Foster Avenue.

Foster Avenue is not open to vehicular traffic between Melbourne and Aberdeen Streets.

Cont'd . . .

Clause 2 Cont'd

0171

The portion of Foster Avenue to be closed contains a 66-inch diameter G.V.R.D. sewer and a pole line. An easement will be required to contain them. If any time these utilities require relocation, all costs to relocate would be chargeable to the Park Board.

Of the 50 residents canvassed for their opinion regarding the proposed closure of Foster Avenue for use as park, there were 17 replies - 14 in favour and 3 against the closure.

I RECOMMEND that all that portion of Foster Avenue between Melbourne Street and Aberdeen Street be closed, stopped up and placed in the care and custody of the Board of Parks & Recreation subject to the following conditions:

- (a) All costs to relocate existing utilities (if required in the future) to be borne by the Park Board.

Council Consideration

Present policy is for City lands placed in the care and custody of the Park Board are acquired by the Board paying the market value of the property. The Supervisor of Property & Insurance advises that the market value of the portion of street to be closed is \$105,930 based on the the current market value rate of \$7.50 per square foot for single family lands. This is a matter of Council's Consideration.

If the value of the closed street and lane is to be a nominal amount, it is then further recommended that the following additional condition be made:

- (b) The closed road to be returned to the street system when it is no longer used for park purposes."

The City Manager RECOMMENDS the foregoing recommendations of the City Engineer be approved and refers the matter of market value to Council for CONSIDERATION.

RECOMMENDATION:

3. Tender No. 39-76-8 - 53,000 G.V.W. Trucks

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on August 30, 1976 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the Office of the Purchasing Agent.

Funds for these purchases are provided in the Account for the Purchase of Additional Trucks and Heavy Equipment (P.A.T.H.E.).

Ten bids were received.

Bid No. 1 - Pacific G.M.C. - \$24,040.00

This bid meets specifications but is not being recommended for the following reasons:

- (a) The optional cost for rubber block suspension is \$1,000 for this Bidder's unit and is a no-charge item on the recommended unit. This type of suspension is a very desirable option as it is 350 pounds lighter than the suspension specified. The extra \$1,000 would raise the cost of this bid above the recommended bidder.
- (b) A 16,000 pound rated front axle is offered as specified, however an 18,000 pound front axle is offered with the recommended unit. As the front axle is going to be consistently loaded to 16,000 pounds or more, it is desirable to have the heavier duty axle.

Bid No. 2 - Atlantic Truck Manufacturing - \$24,948.00

We RECOMMEND acceptance of the bid (Bid No.2) to offer the best value to the City of Vancouver for six SCOT model A2HD tandem axle trucks at a total cost of \$150,550.80 (\$24,948.00 each plus \$69.30 for optional air cleaner plus \$74.25 for optional front tires) plus 7% P.S.T."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and the Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 160 & 161

Manager's Report, October 1, 1976 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS

INFORMATION

1. Letter Received from Marpole-Oakridge Area Council  
Requesting a Planner in the Marpole-Oakridge Area

The Director of Planning reports as follows:

"The attached letter, dated August 12, 1976, addressed to the Mayor and Council was received from Mr. Enrico Diano, Chairman of the Marpole-Oakridge Area Council. Mr. Diano stresses the need for a coherent approach to planning in the Marpole-Oakridge Area and requests one planner to be assigned to Marpole-Oakridge to deal specifically with problems in this area.

In a report to Council, October 21, 1975, dealing with the 1975 Neighbourhood Improvement Program (N.I.P.), it is noted that Marpole-Oakridge was designated as one of the priority areas for local area planning. However, in view of the fact that Marpole-Oakridge is not eligible for assistance through the provisions of the Neighbourhood Improvement Program, and all local area planning programs (excluding Champlain Heights) operating at the moment are being conducted through the availability of N.I.P. funds, the Planning Department indicated that they will continue to monitor planning and development issues and provide limited assistance to this area with existing in-house staff. It was noted, however, that this will be a minimum service and would not approach the level of service provided through a local area planning program.

The Planning Department has some twenty-eight persons involved in area planning, nine of these are professional planning positions and nineteen of them are stenographers, Planning Assistants and R.R.A.P. Promoters. All but ten of these positions are contingent upon N.I.P. funds. With the present allocation of staff resources, only one Planner is available to take items on of a project nature in Marpole (i.e. Super Valu proposal at 70th Avenue and Granville Street) in addition to his other duties which include Champlain Heights and the Fraser River Recreation Study. Further, it is envisaged that staff freed from planning activities in Kitsilano and Grandview-Woodland will have to be redirected into N.I.P. projects in 1977 (i.e. Hastings-Sunrise and Kensington).

The Director of Planning has reported to City Council on the planning issues in the Marpole area on a number of occasions and believes that a local area planning program is required in order to develop, in consultation with the people of the area, a consolidated plan.

The issues that we feel need to be addressed include environmental effects resulting from traffic flow from bridge heads, viability of commercial and industrial development, land use and zoning patterns, etc.

Without altering the work program or adding additional staff, the Department is unable to extend its services to provide a local area planning program in Marpole-Oakridge at this time."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

2. Amending Schedule E - Building Lines - Part II to  
Include Joyce Street between Euclid Avenue and  
East 41st Avenue

The Director of Planning and the City Engineer report as follows:

"On January 25, 1973, the Director of Planning submitted an application to amend the Zoning and Development By-Law No. 3575 for the purpose of:

Cont'd . . .

Clause #2 continued:

'amending Schedule E - Building Lines - Part II - to establish building lines on both sides of Joyce Street from approximately East 29th Avenue to approximately East 41st Avenue to provide an ultimate street width of 80 feet as shown on the plan prepared by the City Engineer #L370.'

BACKGROUND

Since January 25, 1973, the Director of Planning has had an application on file to amend the text of the Zoning and Development By-Law Number 3575, whereby Schedule E is amended to establish building lines on both sides of Joyce Street from East 29th Avenue to East 41st Avenue to provide an ultimate street width of 60 feet as shown on the plan prepared by the City Engineer.

Since that time there has been a continuing discussion regarding the building line at this location and at the April 6, 1973, meeting of the Technical Planning Board, the City Engineer informed the Board that his department had not ascertained whether or not a building line was needed on Joyce Street.

On September 11, 1975, the Planning Department asked the City Engineer to inform them whether or not the application to amend Schedule E - Building Lines - Part II on Joyce Street should be carried forward.

CITY ENGINEER

The City Engineer responded as follows to the Director of Planning in the memorandum received on July 5, 1976:

'I refer to your memorandum of September 11, 1975, regarding the proposed Building Line on Joyce Street.

Joyce Street from 29th Avenue to 41st Avenue is an arterial street in the City street system. The street is currently developed with curb and gutter and a 4-lane pavement on a street allowance that varies from 66 feet to 80 feet.

The future role and function of Joyce Street has been reviewed and it is our conclusion that a 4-lane pavement will provide adequate traffic service for many years.

It will not be necessary to establish a building line on Joyce Street between 29th and Wellington Avenues.

There is an established building line (to provide an 80 ft. allowance) on Joyce Street between Wellington Avenue and the lane north of Euclid Avenue and an 80 ft. allowance exists between Euclid Avenue and the lane north.

However, left-turns at Kingsway for circulation and on a route basis are beneficial. At the present time, left turns are not prohibited.

Clause #2 continued:

Rather than prohibit these left turns when volumes increase, it will be desirable to construct a left-turn bay on Joyce Street on either side of Kingsway. An 80 ft. street allowance is required for 4 lanes plus a left-turn bay. Approximately 60% of the required widening between Euclid and 41st Avenues has been obtained.

Accordingly it is recommended that a building line be established on Joyce Street between Euclid and 41st Avenues to provide an ultimate 80 ft. street allowance. Plan LD1515 showing the building line and description, are attached. Please arrange for this building line being advanced for Council consideration.'

(Refer to Appendix A for Plan LD 1515 and the verbal description.)

The Vancouver City Planning Commission at its meeting on September 1, 1976 concurred with the recommendation of the Director of Planning and the City Engineer.

RECOMMENDATION: The Director of Planning and the City Engineer recommend that the building line on Joyce Street, as described in Appendix A, be approved and the whole matter referred to a Public Hearing. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and the City Engineer be approved.

3. Finnish Canadian Rest Home - 2288 Harrison Drive Development Permit Application #74619

The Director of Planning reports as follows:

"Mr. V. Heino on behalf of the Finnish Canadian Rest Home, has filed Development Permit Application #74619 to construct an addition to the existing Rest Home to provide a swimming pool, sauna and whirlpool.

This site is located north of South East Marine Drive between Victoria Drive and Rosedale Drive (Appendix I).

HISTORY

City Council at a Public Hearing on April 17, 1961 approved the rezoning of this site from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District to permit the construction of the Finnish Canadian Rest Home. The floor space ratio was restricted to a maximum of 0.50 by resolution of City Council.

PRESENT SITUATION

The current application is to construct a 1,974 sq. ft., one storey addition to provide a swimming pool, sauna and whirlpool for the existing Rest Home. This addition would increase the floor space ratio to 0.513.

Proposed	65,350 sq. ft.
Permitted at 0.50	<u>63,336</u> " "
Exceeded by	2,014 " "

Clause #3 continued:

Several of the new District Schedules of the Zoning & Development By-law recently approved by City Council permit the exclusion of recreational amenity areas such as swimming pools, saunas, etc. from the floor space ratio calculations. It is considered that the proposed addition and use would be beneficial to the occupants of the Rest Home and could be treated in a similar manner.

The Director of Planning recommends approval to the development permit application and recommends that the maximum floor space ratio permitted by resolution of City Council be increased to 0.52 from 0.50, thereby permitting the construction of approximately 1,974 sq. ft. one storey addition containing swimming pool, sauna and whirlpool, to the existing Rest Home."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Kitsilano Neighbourhood Improvement Program:  
Mini-Park on Arbutus at 4th Avenue

The Director of Planning and City Engineer report as follows:

"On June 15, 1976 City Council approved the recommendation in the City Engineer's report on the 'proposed Arterial Street Plan' for Kitsilano's Apartment Area. The section of this report entitled 'Local Streets' stated, in part: 'In accordance with the Apartment Area Plan, Arbutus Street should be designated as a collector from Broadway to 4th Avenue, with an ultimate 32' pavement width; the signal at 4th and Arbutus would be upgraded from a pedestrian signal to a full vehicular signal. This section of street would continue to carry some through traffic; curb modifications similar to those installed in the West Broadway beautification project will be considered on Arbutus at Broadway and at 4th Avenue, the latter to be funded under the Kitsilano NIP, in order to limit the penetration of through traffic.

One of the priorities in the Kitsilano Neighbourhood Improvement Program Concept Plan (adopted by City Council on April 26, 1976) is the provision of rest areas. It is intended that such rest areas be located on natural pedestrian routes and preferably on or at the top of the hill leading up from Kitsilano Beach.

Because of the traffic light at 4th and Arbutus, and Broadway and Arbutus, and the trees which have been planted on Arbutus (paid for with NIP funds) Arbutus is acting as a major pedestrian route through this section of Kitsilano. A rest area at the top of the hill on Arbutus (i.e. at 4th Avenue) would enable pedestrians (especially senior citizens) the opportunity of a rest after climbing up the hill. This location is also very near the top of the hill going up 4th Avenue.

To prevent the collector role of Arbutus Street continuing northward, an off-setting of the roadway just north of 4th Avenue is proposed. This off-set will discourage the through movement on Arbutus across 4th Avenue. However, the misalignment across the intersection may create an accident situation. If such a situation develops, it would be necessary to install prohibitive signing to prevent the through movements and allow only left and right turns from Arbutus to 4th Avenue. Prohibition of the through movements will eliminate through non-local traffic, but it will also affect local residents on or adjacent to Arbutus north of 4th Avenue wishing to use Arbutus south of 4th to go to say, Kerrisdale. Through movement by emergency vehicles will be possible. Planning staff have designed a small rest area mini-park on the extra boulevard area created by the off-setting.

The estimated cost of construction is \$15,000. Annual maintenance of the mini-park will be \$600 to \$700 (1976 dollars).

The Kitsilano Citizens Planning Committee has reviewed this proposal and recommends that sufficient funds from the NIP budget be allocated to complete construction of this project. The Kitsilano Site Office Co-ordinator and CMHC concur with the Committee's recommendation.

Cont'd . . .

Manager's Report, October 1, 1976 . . . . . (BUILDING - 5)

Clause #4 continued:

We therefore RECOMMEND:

THAT City Council approve the expenditure of up to \$15,000 (Fifteen Thousand Dollars) from the Kitsilano Neighbourhood Improvement Program budget (Recreation Facilities) for the purpose of constructing a roadway off-set and mini-park on a portion of Arbutus Street at 4th Avenue, as shown in Appendix A. The cost sharing is as follows: City \$3,750; Province \$3,750; Federal \$7,500."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and City Engineer be approved.

5. Rezoning Application - Lots 11-15, A-D of Plan 985, A and B of Plan 4995, and Lots 6 and 7 of Plan 92, Block 49, D.L. 185

The Director of Planning reports as follows:

"On August 12, 1976 the Director of Planning made application to amend the Zoning and Development By-law No. 3575 whereby the above described property be rezoned from (RM-4A) Multiple Dwelling District to (W.E.D.) West End District pursuant to Council's resolution of July 27, 1976:

- a) THAT the Director of Planning prepare a rezoning proposal for the block bounded by Davie, Cardero, Pendrell and Nicola Streets, and refer this to a Public Hearing;
- b) THAT the rezoning permit a F.S.R. of 1.5 on the whole block but permit the unused F.S.R. over the Gabriola Mansion and its adjoining open space to be transferred to the northerly half-block;
- c) THAT the rezoning permit the use of the Gabriola Mansion as a restaurant.

Site Description

The total site area of the properties in the above described block is 86,460 square feet or 1.98 acres. The block is bisected by a City Lane 33 feet in width.

The southerly one-half portion of the block presently contains the Gabriola Mansion, a designated heritage building, as well as the adjoining Angus Apartments. The northerly one-half block contains six multiple conversion dwellings, a coach house, and parking garages.

The block is presently zoned RM-4A with a maximum F.S.R. of 2.4 through the use of the bonus system (although 2.2 is more commonly achieved).

The surrounding lands on all sides of the site are zoned (W.E.D.) West End District, with F.S.R. densities as shown on the attached Map B.

Background

The West End rezoning Public Hearing to W.E.D. was held June 26, 1975. At that time:

"Mr. G. Grais, representing Dominion Construction, submitted a brief requesting that the block bounded by Davie, Cardero, Pendrell and Nicola be exempted from the rezoning. This block contains Gabriola Mansion, a designated heritage structure in the West End. He stated the proposed West End District zoning would seriously affect his company's ability to redevelop the entire block to preserve and effectively use the mansion and create a well designed and economically viable investment for Angus Apartments Ltd. on the remaining block of property."

Cont'd . . .

Manager's Report, October 1, 1976 . . . . . (BUILDING - 6)

Clause #5 continued:

Subsequently the owners modified their original proposal in light of the shortage of rental housing. The modified concept, involving retention of the southerly 1/2 block in private ownership, was presented to the Planning and Development Committee for consideration at their July 8, 1976 meeting. (See attached Manager's Report of June 30, 1976).

At the July 27, 1976 meeting of Vancouver City Council, a memorandum was received from the Chairman of the Planning and Development Committee. The Chairman advised that, as a result of further discussions on this matter, Dominion Construction had indicated that it was not interested in the rezoning proposal recommended by the Committee. Vancouver City Council approved a request to withdraw the Committee's July 8th recommendations on this matter and approve motions, (a), (b) and (c) as shown on the previous page of this report.

Vancouver Heritage Advisory Committee

By-law No. 4837 (approved by Vancouver City Council on December 17, 1974) designated the Gabriola Mansion as a heritage structure. In addition, By-law No. 4947 (approved by Council on March 9, 1976) added to such designation the open landscaped space adjoining the Mansion on the east.

On June 28, the Heritage Advisory Committee resolved:

'THAT the Heritage Advisory Committee endorse the proposal of Dominion Construction Company as an economic measure to ensure the preservation of the Gabriola Mansion on the condition that any exterior or interior renovations be in keeping with the original decor and design of the building;

FURTHER THAT the Heritage Advisory Committee would be willing to discuss with the developers any problems encountered in meeting fire and building code requirements.'

Analysis

The Director of Planning supports the proposed rezoning of the above described block from RM-4A to (W.E.D.) West End District. This is appropriate in order that future development of this block be subject to the provisions of the West End Official Development Plan and Design Guidelines, as is the remainder of the West End.

The Director of Planning also supports the rezoning to effect an overall maximum F.S.R. of 1.5 on the whole block, since this would be in accordance with the original intent of the rezoning to W.E.D.

A letter from Dominion Construction Co. dated June 28, 1976 is attached, explaining why they feel both transfer of density rights and commercial use of the Gabriola Mansion are necessary in order to make preservation economically feasible. The owners state they believe such incentives are necessary in order to cover the high cost of repairs and interior improvements to the Gabriola Mansion and to provide the owners with a reasonable return on the present property value.

The transfer of density rights for Lots 13, 14 and 15 (see attached Map 1) would result in a F.S.R. of approximately 2.2 calculated on the northerly one-half block. (Such a transfer would exclude approximately 10,000 sq. ft. of usable floor area in the Gabriola Mansion, involving a transfer of some 29,000 sq. ft. of floor area to the northerly one-half block.) It is believed that an acceptable development is possible at that density which would meet the guidelines and standards of the W.E.D.

In order to maintain an overall maximum of 1.5 F.S.R. on the entire block, the maximum density on the southerly one-half of the block should be restricted to 1.5 on the site containing the Angus Apartments, and 0.35 on the site containing Gabriola and its adjacent open space. (See attached Map 2.)

The maximum density in dwelling units per acre which should be used as a guide by the Development Permit Board for this block is shown on Map 3. This would result in an average allowable 83 units per acre on the entire block, which would be consistent with the original intent of the rezoning to W.E.D.

Cont'd . . .



Clause #5 continued:

The Director of Legal Services has recommended that the transfer of density rights should be achieved through a rezoning of the block to permit the maximum F.S.R. and dwelling units/acre densities as shown on Maps 2 and 3. This is considered appropriate in recognition that this block contains a heritage building, which has upset the otherwise uniform application of density over the entire block, and since the Gabriola Mansion was designated prior to the rezoning to W.E.D.

The Director of Planning supports the use of the Gabriola Mansion as a prestige restaurant. This would be in keeping with the character of the Mansion, would require minimal alterations of the interior and would provide public access to the heritage building. In addition, it is considered that a prestige restaurant would be a low traffic generator because of the slow turnover of clientele. Alternative uses of the Gabriola Mansion have been analyzed in relation to five criteria as indicated in Appendix 1.

Recommendation

The Director of Planning recommends:

- (1) THAT the application be approved to rezone the block bounded by Davie, Cardero, Pendrell and Nicola Streets from RM-4A District to (W.E.D.) West End District.
- (2) THAT the West End Official Development Plan be amended so as to restrict the form of development on the block as follows:  
  
Floor Space Ratio: As shown on Map 2 attached.  
  
Units Per Acre: As shown on Map 3 attached.
- (3) THAT the West End Official Development Plan be amended to establish a new use as follows:  
  
Commercial in Heritage Buildings: The Development Permit Board may, at its discretion, permit commercial use (e.g. restaurant) in Designated "A" Heritage buildings.
- (4) THAT the RM-4A District be repealed if the above rezoning is approved.
- (5) THAT the above recommendations be received and the application be referred direct to a public Hearing after a report from the Vancouver City Planning Commission."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter referred to a Public Hearing.

CONSIDERATION

6. C-2 Text Changes/Public Information Meeting

The Director of Planning reports as follows:

"In March 1976, after reviewing a report on Employment Growth in Vancouver, Council concurred with a recommendation from the Director of Planning and instructed him to apply to amend the C-2 District Schedule as follows:

Clause #6 continued:

To include offices as outright uses only if:

- (i) They have a floor space ratio of 1.20 times or less (equivalent to the outright density permitted in the C-1 Local Commercial District Zoning Schedule).

AND

- (ii) Contain less than 5,000 sq.ft. of net rentable office space (this would permit employment of up to about 30 people).

It shall be the stated policy of City Council not to permit larger employment generating offices in C-2 areas as conditional uses except in unusual circumstances. Council will only consider applications which are accompanied by special justification by the applicant and a report on the proposal from the Director of Planning.

These proposed changes were based on the Livable Region Program objectives of the Greater Vancouver Regional District and were intended to discourage regional office employment generators in the City's suburban commercial areas.

Council also instructed the Director of Planning to:

Inform all affected property owners of the applications for amending the Zoning Bylaw ... and to arrange appropriately for public information meetings to ensure that the concerns of people affected are discussed and brought to the attention of City Council prior to the public hearing/s on these matters.

To individually notify each owner of a C-2 parcel, the City would have to send out about 6,000 letters. The expense of doing this was thought to be excessive, so instead the following notification procedure was implemented.

- (1) Large display ads were placed in the Sun and the Province on Monday, August 30th, 1976; Wednesday, September 1st, 1976; and Saturday, September 4th, 1976. (Appendix I is a sample ad.)
- (2) During the week of August 30th, 1976, display ads were also placed in The Western News, The Courier, The Highland Echo, The Mount Pleasant Mouthpiece, and The Southside Mirror.
- (3) Individual letters of notification were sent to local Chambers of Commerce, Merchants' Associations, and Community Associations. (Appendix II is a full list of contacted organizations and Appendix III is a sample letter of notification.)
- (4) Notification was also sent to several city-wide organizations, including the Real Estate Board and the Vancouver Board of Trade, to each of the local A.M. radio stations, and to Vancouver Cooperative Radio.

Public Information Meetings were held on September 14th in the Kerrisdale Community Centre and on September 15th at the Britannia Community Centre. The Kerrisdale meeting was attended by six members of the public; the Britannia meeting had seven attendees. Only one person approved of the proposed change. All others were opposed, noting potentially deleterious effects on development potential and hence on property values. A meeting was also held at the Real Estate Board to inform a special committee of its members.

A frequently voiced complaint at both public meetings concerned the notification procedure. Participants claimed that, because property owners were not individually notified, many like-minded individuals did not know of the meetings and hence were unable to attend.

Manager's Report, October 1, 1976 . . . . . (BUILDING - 9)

Clause #6 continued:

The Director of Planning is unable to evaluate the effect of inadequate notification versus the effect of limited interest or apathy. However, he is surprised that, given the issues related to the C-2 text changes, so few interested parties attended the meetings. He is also concerned that some affected property owners may have been unable to participate because of the possibility of inadequate notification.

The Director of Planning, therefore, RECOMMENDS that:

- (1) The Public Hearing on this matter, scheduled for October 19th, be postponed and that a third Public Information Meeting be scheduled.
- (2) All affected property owners be individually notified by letter of this third meeting and of the subsequent Public Hearing. This will involve an expenditure of \$2,520.00 from the Planning Department's notification budget.

The City Manager submits the foregoing report of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 162-3

Manager's Report, October 1, 1976 . . . . . (CLAIMS - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Dog License Fees

The Director of Permits and Licenses and the Director of Finance report as follows:

"We have reviewed the fees charged for dog licenses and the costs relating to the operation of the City Pound. These fees were last increased on January 1, 1974 to cover the cost of additional staff taken on at that time. In order for the Pound operation to be on a self supporting basis, excluding Capital costs, a fee increase is required for the year 1977.

The revenue collected in 1974 and 1975 from license and impounding fees was \$217,400.00 and \$214,000.00 respectively, while operating expenses were \$198,000.00 and \$247,800.00 respectively. Operating expenses for 1976 are estimated at \$276,000.00 and revenue is estimated at \$220,000.00.

The fee increases recommended are as follows:

Increase license fee for male or spayed female from \$6.00 to \$10.00.

Increase impounding fee for licensed dog from \$15.00 to \$20.00.

Increase charge for removing carcass from the street from \$2.00 to \$3.00.

It is estimated the new fee schedule will generate the following revenue:

22,000 male and spayed female licenses @ \$10.00	=	\$220,000
1,400 female licenses @ \$20.00	=	28,000
Impounding fees etc.	=	40,000
		<hr/>
		\$288,000

To further improve the dog control and dog population problem, by encouraging dog owners to sterilize their pet, a higher license fee for an unneutered male dog should be established. The fee should be the same as for an unspayed female - i.e. \$20.00. However, to afford owners of unneutered male dogs the opportunity to have their pet neutered and take advantage of the lower fee, the suggested \$20.00 fee should not come into effect until the 1978 license year. This one year extension would give owners time to arrange for the neutering by their veterinarian or the S.P.C.A. Clinic. If Council approves this proposed fee, each owner issued with a 1977 male dog license would receive a notice outlining the proposed 1978 higher fee for unneutered dogs. Four of the seven surrounding Municipalities have a higher license fee for an unneutered dog.

RECOMMENDED that:

- a) The 1977 license fee for a male or spayed female be increased to \$10.00.
- b) The impounding fee for a licensed dog be increased to \$20.00.
- c) The charge for removing a carcass from the street be increased to \$3.00.

Cont'd . . .

Manager's Report, October 1, 1976 . . . . . (CLAIMS - 2)

Clause 1 Cont'd

- d) Commencing January 1, 1978, the license fee for an unneutered male dog be at the same level as an unspayed female.
- e) The Director of Legal Services be requested to prepare the necessary Bylaw amendments."

The City Manager RECOMMENDS the report of the Director of Permits and Licenses and the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 163

Manager's Report, October 1, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) July, 1976

The Director of Finance reports as follows.

"(a) Security Transactions during the month of July, 1976.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JULY, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	<u>Chartered Bank Deposit Receipts and Government Notes</u>					
2	Mercantile Bank of Canada	Jul 5/76	\$ 1,000,719.18	\$ 1,000,000.00	3	8.75
2	Mercantile Bank of Canada	Jul 5/76	1,500,986.30	1,500,000.00	3	8.00
2	ImNAT Ltd. (Guar. by Banque Can. Nat.)	Jul 7/76	3,969,340.13	3,964,306.00	5	9.27
2	B.C. Hydro	Jul 5/76	1,100,791.10	1,100,000.00	3	8.75
5	Bank of British Columbia	Jul 30/76	2,516,010.27	2,500,000.00	25	9.35
5	Bank of British Columbia	Aug 13/76	2,020,194.52	2,000,000.00	39	9.45
5	Bank of Nova Scotia	Jul 6/76	9,002,157.53	9,000,000.00	1	8.75
5	Mercantile Bank of Canada	Oct 29/76	2,060,383.56	2,000,000.00	116	9.50
5	Mercantile Bank of Canada	Nov 1/76	2,061,945.21	2,000,000.00	119	9.50
5	Mercantile Bank of Canada	Nov 15/76	2,069,232.88	2,000,000.00	133	9.50
5	Bank of British Columbia	Jul 6/76	3,500,902.33	3,500,000.00	1	9.41
5	Royal Bank of Canada	Jul 6/76	3,985,274.62	3,984,259.45	1	9.30
5	Bank of Mont/Royal Bank/Bank of Cda.	Jul 6/76	2,000,526.03	2,000,000.00	1	9.60
6	Bank of Nova Scotia	Aug 20/76	505,769.86	500,000.00	45	9.36
6	Bank of Nova Scotia	Aug 16/76	3,031,541.92	3,000,000.00	41	9.36
6	Mercantile Bank of Canada	Nov 15/76	3,103,610.96	3,000,000.00	132	9.55
6	Mercantile Bank of Canada	Nov 16/76	2,069,597.26	2,000,000.00	133	9.55
6	Mercantile Bank of Canada	Nov 30/76	2,076,923.29	2,000,000.00	147	9.55
6	Provincial Bank of Canada	Jul 15/76	4,009,172.60	4,000,000.00	9	9.30
6	Provincial Bank of Canada	Oct 1/76	2,045,764.38	2,000,000.00	87	9.60
6	ImNAT (Guar. by Banque Can. Nat.)	Aug 3/76	3,500,000.00	3,475,010.00	28	9.375
6	Royal Bank of Canada	Jul 7/76	3,975,515.12	3,974,463.25	1	9.66
6	Mercantile Bank of Canada	Sep 15/76	3,976,780.85	3,905,147.60	71	9.43
6	Mercantile Bank of Canada	Sep 17/76	994,699.33	976,286.90	73	9.43
7	Banque Canadien Nationale	Dec 1/76	2,077,809.32	2,000,000.00	147	9.66
7	Banque Canadien Nationale	Dec 16/76	2,085,749.04	2,000,000.00	162	9.66
7	ImNAT Ltd. (Guar. by Banque Can. Nat.)	Aug 3/76	3,500,000.00	3,475,805.00	27	9.41
7	Royal Bank of Canada	Jul 8/76	2,485,539.99	2,484,888.47	1	9.57
7	Toronto Dominion Bank	Jul 8/76	4,000,904.11	4,000,000.00	1	8.25
7	Gr. Vanc. Sew. & Drain. Distr.	Aug 16/76	2,000,000.00	1,979,650.28	40	9.38
7	Bank of Montreal	Jul 8/76	2,000,219.18	2,000,000.00	1	4.00
8	Banque Canadien Nationale	Nov 15/76	2,585,212.33	2,500,000.00	130	9.57
8	Bank of British Columbia	Aug 16/76	1,010,502.74	1,000,000.00	41	9.35
8	Royal Bank of Canada	Nov 2/76	515,226.03	500,000.00	117	9.50
8	B.C. Hydro	Jul 13/76	1,001,276.71	1,000,000.00	5	9.32
8	Banque Canadien Nationale	Dec 13/76	6,249,307.40	5,998,412.40	158	9.66
8	Bank of British Columbia	Jul 9/76	500,000.00	499,871.26	1	9.40
8	Bank of Montreal	Jul 9/76	2,000,328.77	2,000,000.00	1	6.00
8	Bank of Montreal	Jul 9/76	2,000,164.38	2,000,000.00	1	3.00
9	Canadian Imperial Bank of Comm.	Jul 13/76	4,501,078.77	4,500,000.00	1	8.75
9	Banque Canadien Nationale	Aug 16/76	499,745.09	494,901.83	38	9.40
9	Royal Bank of Canada	Jul 12/76	1,000,219.18	1,000,000.00	1	8.00
12	Royal Bank of Canada	Aug 3/76	500,000.00	497,210.00	22	9.31
12	Mercantile Bank of Canada	Nov 12/76	516,091.10	500,000.00	123	9.55
	Sub Total		107,107,213.37	105,810,212.44		

Cont'd . . .

Manager's Report, October 1, 1976 . . . . . (FINANCE - 2)

Clause #1 continued:

Line	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Sub Total Forward		107,107,213.37	105,810,212.44		
13	Bank of Montreal	Nov 26/76	517,791.78	500,000.00	136	9.55
13	Alberta Government Telephones	Jul 14/76	4,500,000.00	4,498,801.20	1	9.73
14	Bank of Nova Scotia	Jul 25/76	2,006,082.19	2,000,000.00	12	9.25
14	Toronto Dominion Bank	Jul 30/76	1,004,063.56	1,000,000.00	16	9.27
14	Bank of Montreal	Nov 29/76	2,071,835.62	2,000,000.00	138	9.50
14	Toronto Dominion Bank	Dec 15/76	4,684,736.71	4,500,000.00	154	9.73
14	B.C. Hydro & Power Authority	Jul 15/76	1,000,253.70	1,000,000.00	1	9.26
14	Mercantile Bank of Canada	Jul 15/76	3,000,000.00	2,999,198.70	1	9.75
15	Mercantile Bank of Canada	Dec 2/76	1,036,630.14	1,000,000.00	140	9.55
15	Mercantile Bank of Canada	Dec 17/76	1,040,554.79	1,000,000.00	155	9.55
15	Bank of Nova Scotia	Jul 16/76	2,948,694.30	2,947,906.85	1	9.75
15	Bank of Commerce/Ont. Treas. Bills	Jul 19/76	1,430,503.38	1,429,000.00	3	9.60
16	Bank of Nova Scotia	Jan 14/77	3,145,400.55	3,000,000.00	182	9.72
16	Royal Bank of Canada	Jul 20/76	2,001,753.42	2,000,000.00	4	8.00
19	Banque Canadien Nationale	Dec 29/76	1,564,306.85	1,500,000.00	163	9.60
19	Bank of British Columbia	Jul 20/76	1,500,391.23	1,500,000.00	1	9.52
20	Bank of British Columbia	Sep 15/76	1,014,882.47	1,000,000.00	57	9.53
20	Provincial Bank of Canada	Jan 14/77	1,571,212.19	1,499,597.80	178	9.79
21	Toronto Dominion Bank	Jul 27/76	1,502,219.18	1,500,000.00	6	9.00
21	Bank of Nova Scotia	Jul 22/76	985,868.28	985,607.43	1	9.66
22	Banque Canadien Nationale	Jan 14/77	1,046,579.73	1,000,000.00	176	9.66
26	Bank of Nova Scotia	Jul 28/76	1,500,739.73	1,500,000.00	2	9.00
26	Toronto Dominion Bank	Jul 28/76	2,000,986.30	2,000,000.00	2	9.00
26	Toronto Dominion Bank	Aug 17/76	1,508,317.81	1,500,000.00	22	9.20
27	Royal Bank of Canada	Oct 15/76	1,020,821.92	1,000,000.00	80	9.50
27	Royal Bank of Canada	Dec 31/76	2,082,156.16	2,000,000.00	157	9.55
28	Gov't. of Canada / CNR Bonds	Jul 29/76	1,500,403.56	1,500,000.00	1	9.82
29	Banque Canadien Nationale	Jan 14/77	1,568,201.92	1,500,000.00	169	9.82
30	Toronto Dominion Bank	Aug 4/76	2,002,397.26	2,000,000.00	5	8.75
			<u>\$159,864,998.10</u>	<u>\$157,670,324.42</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Line	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
1 8	City of Vancouver 5.75%	Oct 15/77	\$ 1,000.00	96.55	\$ 965.50	1/3	8.75
8	City of Vancouver 3.75%	Apr 15/80	1,000.00	82.66	826.60	3/9	9.30
8	City of Vancouver 8.00%	Dec 15/84	1,000.00	91.95	919.50	8/5	9.40
8	City of Vancouver 9.25%	Sep 1/86	1,000.00	98.69	986.90	10/2	9.45
8	City of Vancouver 9.25%	Sep 1/90	5,000.00	92.25	4,612.50	14/2	10.30
8	City of Vancouver 5.50%	Nov 15/80	5,000.00	86.46	4,323.00	4/4	9.35
8	City of Vancouver 6.00%	Jun 15/80	2,000.00	89.16	1,783.20	3/11	9.35
9	City of Vancouver 5.75%	Oct 15/77	5,000.00	96.25	4,812.50	1/3	8.75
12	City of Vancouver 6.00%	Jun 15/80	4,000.00	87.26	3,490.40	3/11	10.00
12	City of Vancouver 5.00%	May 1/78	2,000.00	92.69	1,853.00	1/10	9.50
13	City of Vancouver 8.00%	Apr 2/93	1,000.00	80.75	807.50	16/9	10.45
15	City of Vancouver 10.00%	Dec 16/94	100,000.00	96.375	96,375.00	18/5	10.45
15	City of Vancouver 10.00%	Dec 16/94	400,000.00	96.77	387,080.00	18/5	10.40
16	City of Vancouver 5.75%	Oct 15/77	100,000.00	96.22	96,220.00	1/3	9.00
16	City of Vancouver 9.00%	Jul 16/86	144,847.65	100.00	144,847.65	10/-	9.00
16	City of Vancouver 9.50%	Jul 16/91	135,716.09	100.00	135,716.69	15/-	9.50
16	City of Vancouver 9.50%	Jul 16/91	952,150.71	100.00	952,150.71	15/-	9.50
16	City of Vancouver 9.50%	Jul 16/91	1,063,755.20	100.00	1,063,755.20	15/-	9.50
27	City of Vancouver 8.00%	Apr 2/93	100,000.00	82.50	82,500.00	16/9	10.20
27	City of Vancouver 8.00%	Apr 2/93	50,000.00	82.50	41,250.00	16/9	10.20
27	City of Vancouver 10.00%	Dec 16/94	5,000.00	96.50	4,825.00	18/5	10.43
27	City of Vancouver 6.25%	Apr 15/80	7,000.00	89.00	6,230.00	3/9	9.85
30	City of Vancouver 5.75%	Oct 15/77	5,000.00	96.55	4,827.50	1/3	8.75
31	City of Vancouver 3.75%	Apr 15/77	1,000.00	88.28	882.80	-/9	9.70

Cont'd . . .

Manager's Report, October 1, 1976 . . . . . (FINANCE - 3)

Clause #1 continued:

	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
1 31	City of Vancouver 3.75%	Apr 15/78	1,000.00	88.28	882.80	1/9	9.70
31	City of Vancouver 3.75%	Apr 15/79	1,000.00	88.28	882.80	2/9	9.70
31	City of Vancouver 3.75%	Apr 15/80	1,000.00	88.28	882.80	3/9	9.70
			<u>\$3,095,469.65</u>		<u>\$3,044,689.55</u>		

SINKING FUND TRANSACTIONS (SALES)

	Debentures		Sales Value	
1 2	City of Vancouver 10%	Dec 16/94	\$ 96,340.00	\$ 95,979.21 18/5
8	City of Vancouver 10%	Dec 16/94	2,902.50	2,800.20 18/5
26	City of Vancouver 10%	Dec 16/94	9,712.50	9,380.62 18/5
			<u>\$108,955.00</u>	<u>\$108,160.03</u>

CEMETERY CARE FUND TRANSACTIONS (PURCHASES)

	Debentures			
1 27	City of Vancouver 4.50%	Jan 15/78	\$ 14,000.00	92.863 \$ 13,000.82 1/6 9.70

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT JULY 31, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Bank Deposit		
Receipts & Government Notes	<u>\$ 116,201,297.98</u>	<u>\$ 112,800,105.81</u>

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

2. Investment Matters (Various Funds) August, 1976

The Director of Finance reports as follows.

"(a) Security Transactions during the month of August, 1976.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF AUGUST, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	<u>Chartered Bank Deposit Receipts and Government Notes</u>					
3	Bank of British Columbia	Aug 4/76	\$ 1,500,395.55	\$1,500,000.00	1	9.625
4	Gov't. of Cda./Prov. of Ont. & Quebec/Ont. Hydro	Aug 5/76	2,500,658.22	2,500,000.00	1	9.61
4	ImNAT Ltd.	Aug 6/76	992,349.88	991,820.00	2	9.75
5	Mercantile Bank of Canada	Aug 25/76	2,010,410.96	2,000,000.00	20	9.50

Cont'd . . .



## Manager's Report, October 1, 1976 . . . . . (FINANCE - 4)

Clause #2 continued:

	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Days	Yield %
g 5	Mercantile Bank of Canada	Oct 18/76	1,019,665.75	1,019,665.75	1,000,000.00	74	9.70
5	ImNAT Ltd.	Aug 6/76	1,966,758.69	1,966,758.69	1,966,220.00	1	10.00
5	Provincial Bank of Canada	Sep 15/76	2,526,987.00	2,526,987.00	2,500,000.00	41	9.61
5	Government of Canada	Aug 6/76	3,000,780.82	3,000,780.82	3,000,000.00	1	9.50
6	Mercantile Bank of Canada	Aug 30/76	2,000,000.00	2,000,000.00	1,987,584.60	24	9.50
6	Toronto Dominion Bank	Feb 14/77	2,105,205.48	2,105,205.48	2,000,000.00	192	10.00
6	Ontario Treasury Bills	Aug 30/76	999,485.65	999,485.65	993,313.50	24	9.45
9	Bank of Montreal	Aug 17/76	1,252,534.25	1,252,534.25	1,250,000.00	8	9.25
13	Canadian Imperial Bank of Comm.	Aug 17/76	2,001,972.60	2,001,972.60	2,000,000.00	4	9.00
16	Bank of Nova Scotia	Aug 17/76	1,000,253.42	1,000,253.42	1,000,000.00	1	9.25
17	Bank of Montreal	Aug 24/76	500,863.01	500,863.01	500,000.00	7	9.00
17	Bank of Nova Scotia	Oct 27/76	2,036,920.00	2,036,920.00	2,000,000.00	71	9.49
17	Bank of British Columbia	Nov 26/76	2,052,907.40	2,052,907.40	2,000,000.00	101	9.56
24	Royal Bank of Canada	Aug 25/76	2,000,438.36	2,000,438.36	2,000,000.00	1	8.00
25	Royal Bank of Canada	Aug 26/76	1,500,349.32	1,500,349.32	1,500,000.00	1	8.50
26	Bank of Commerce/Bank of N.S.	Aug 31/76	1,251,590.00	1,251,590.00	1,250,000.00	5	9.28
30	Mercantile Bank of Canada	Oct 6/76	1,500,000.00	1,500,000.00	1,485,692.58	37	9.50
30	Mercantile Bank of Canada	Feb 14/77	1,044,646.57	1,044,646.57	1,000,000.00	168	9.70
31	Mercantile Bank of Canada	Feb 14/77	1,000,000.00	1,000,000.00	957,924.80	167	9.60
31	Ontario Treasury Bills	Sep 8/76	1,500,000.00	1,500,000.00	1,496,948.70	8	9.30
				<u>\$39,265,172.93</u>	<u>38,879,504.18</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
<u>Debentures</u>							
g 4	City of Vancouver 5.75%	Oct 15/77	\$ 1,000.00	96.00	\$ 960.00	1/3	9.35
18	City of Vancouver 8.00%	Dec 15/84	1,000.00	86.32	863.20	8/4	10.50
18	City of Vancouver 5.75%	Oct 15/77	4,000.00	96.22	3,848.80	1/3	9.30
18	City of Vancouver 6.25%	Apr 15/80	5,000.00	90.13	4,506.50	3/8	9.50
18	City of Vancouver 6.00%	Jun 15/80	1,000.00	89.00	890.00	3/10	9.50
				<u>\$12,000.00</u>	<u>\$11,068.50</u>		

Chartered Bank Deposit Receipts & Government Notes

g 16	Bank of British Columbia	Aug 17/76	\$ 600,000.00	\$ 599,847.16	1	9.30
17	Bank of Montreal					
	/Bank of Nova Scotia	Aug 31/76	600,000.00	597,867.36	14	9.30
31	Bank of Montreal	Sep 15/76	<u>1,606,115.07</u>	<u>1,600,000.00</u>	15	9.30
			<u>\$2,806,115.07</u>	<u>\$2,797,714.52</u>		
			<u>\$2,818,115.07</u>	<u>\$2,808,783.02</u>		

SINKING FUND TRANSACTIONS (SALES)

	Type of Security	Maturity Date	Par or Maturity Value	Sale Price	Cash or Book Value	Term Yrs/Mos.	Yield %
<u>Debentures</u>							
g 13	City of Vancouver 10.0%	Dec 16/94	\$500,000.00	\$481,250.00	\$472,491.98	18/4	10.46

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT AUGUST 31, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$100,014,513.03</u>	<u>\$96,818,094.78</u>

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

CONSIDERATION

3. Champlain Villa Day Care Centre - Grant Request

The following report has been received from the Director of Finance.

"Mr. George B. Schaefer, a Director of the Champlain Villa Day Care Centre, sent the following letter to Alderman Volrich, Chairman of the Finance & Administration Committee.

'Champlain Villa Day Care Centre, a volunteer organization, is the sole occupant of this building, which is owned by Strata Corp. V. R. 20. The Centre pays the mortgage and property tax installments in return for exclusive tenancy.

Property taxes totalling \$2,406.35 have been paid for 1976 ... generated entirely from operation of the Centre.

The directors face imminent closure as a result of escalating costs which have outpaced our revenue resources.

We ask you to consider this appeal against the high property tax assessment and hereby apply for tax exemption for the duration of this organization's tenancy.

An early reply is respectfully requested.'

The matter was referred to staff for determination of the details of the situation. The day care centre uses space originally set aside as part of the common property of the particular Strata Corporation, and the space is being used exclusively for a day care centre. The organization is not a charitable society and the property is not registered in the ownership of a charitable organization or trustees thereof. It therefore appears that it cannot be exempted from taxation. The day care organization therefore wishes to make an appeal for funds from Council based on financial need. We have not received any financial statements from the day care organization and I would suggest that if Council is sympathetic they should ask the Social Planning Department to investigate the request."

The City Manager submits the above report of the Director of Finance for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 163

A-8

Manager's Report, October 1, 1976 . . . . . (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Personnel Regulations No. 230 - 'Superannuation',  
210 - 'Retirement' and 148 - 'Over-Age Pension Plan'

The Director of Personnel Services reports as follows:

"I have revised the current Personnel Regulation No. 230 - 'Superannuation' to incorporate amendments to the Municipal Superannuation Act, to expand on some of the benefits of Municipal Superannuation, and to make necessary editorial changes.

I have included in this revision those points that were previously included in Regulation No. 210 - 'Retirement' and would recommend abolition of Personnel Regulation No. 210 - 'Retirement'. The name of the Regulation should be changed to "Superannuation and Retirement".

City Council, on July 27, 1976, approved a recommendation of the City Manager in regard to the Over-age Pension Fund Annuity scheme. This action enabled beneficiaries of annuities under that scheme to withdraw their contributions in a lump sum. Since there are no longer any employees contributing to the Over-age Pension Fund, and no employees will in future be contributing, I would recommend abolition of Personnel Regulation 148 - 'Over-age Pension Plan (City Plan)'.

To summarize, it is RECOMMENDED:

- (a) that the revised Personnel Regulation 230 - 'Superannuation' be approved and retitled "Superannuation and Retirement"
- (b) that Personnel Regulation 210 - 'Retirement' be abolished, and,
- (c) that Personnel Regulation 148 - 'Over-age Pension Plan (City Plan)', be abolished."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 164

September 28, 1976

TO: Vancouver City Council

SUBJECT: Procedure for Development of Phase 2, Area 6, False Creek

CLASSIFICATION: Recommendation

The Development Consultant reports as follows:

"Summary

Based on the experience in Phase 1, and recognizing the need for close control to achieve the twin objectives of affordability and liveability, we propose some changes in procedure from Phase 1, the most important being:

1. Construction of Non-Market Housing by the City under the direction of the Development Group, and through the City's Public Housing Corporation.
2. Transfer of responsibility for Non-Market Housing components to the Sponsors after completion.
3. Close control of design and construction of all components - market and non-market - by the Team under the direction of the Development Group.
4. Resolution of Financial and Legal matters and of all physical systems prior to start of construction.
5. Market and economic analysis by the Development Group.

These are described in detail under Sections A, B, C, and D in the attached report.

Other features of the development procedure will be similar to Phase 1, as described in Section E.

The timetable anticipates a detailed front end budget, identification of sponsors, confirmation of social mix and design of services this Fall, with completion of Phase 2, in 1978. This is described in detail in Section F.

An interim budget of \$278,000. is requested described in Section G.

Recommendations

It is recommended that:

- A. The Development Procedures as outlined in this report be approved in principle.
- B. The City under the direction of the Development Group and through the Public Housing Corporation be responsible for development of the non-market projects with the City being responsible for contracting with architects, consultants and contractors and with the Public Housing Corporation being responsible for financing these costs of the City.
- C. False Creek Non-Market Housing Financing Reserve of \$500,000. be created, with source of funds being Revenue Fund Surplus, for the purpose of temporarily financing expenditures prior to payment by the Public Housing Corporation.
- D. The Interim Budget of \$278,000 for the False Creek Development Group, Phase 2, Area 6 be approved, with \$228,000 being a portion of the False Creek Capital Budget Phase II (and within the estimates previously reported to Council) and \$50,000 being financed from the False Creek Non-Market Housing Financing Reserve."

The City Manager RECOMMENDS that the above recommendations be approved.

MANAGER'S REPORT

September 29, 1976

TO: Vancouver City Council

SUBJECT: Kitsilano Community Centre - Request for  
Additional Funding

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"On September 21, 1976 City Council received a letter from the Kitsilano War Memorial Community Centre Association and the Kitsilano Local Area Planning Committee asking for Council's financial support for a joint NIP/Park Board/Community Centre Association project to renovate the Kitsilano Community Centre and to link it with the new Kitsilano Ice Rink. City Council referred this letter to the Park Board, Director of Finance and the Director of Planning for review and a report back to Council.

On November 12, 1974 City Council approved the Concept Plan for the Kitsilano Neighbourhood Improvement Program. The Concept Plan allocated \$150,000 to "Community Centres Facilities". Approximately \$100,000 of this amount was to be made available to make improvements to the Kitsilano Community Centre. The Concept Plan also noted "It is recognized that it (the \$100,000 allocation) is not enough to do the job; however, it is a contribution to the facility that will require additional Park Board funds to complete the job." It was anticipated at that time that these additional Park Board funds would be forthcoming once the 5-Year Plan was approved. However, the 5-Year Plan was defeated.

On April 22, 1975 City Council approved the expenditure of up to \$7500 from the Kitsilano NIP Budget (with an additional \$7500 allocated by the Park Board) to hire a consultant to report on the role of the Community Centre in the context of the recreation needs in Kitsilano. A consultant was hired and he produced a list of priority needs for the Community Centre. He then prepared cost estimates for the renovations and additions required to meet these needs.

Since there were various levels of funding possible (ie. NIP funds, Park Board funds, the Provincial Recreation Grant, Community Centre Association funds) the consultant produced a series of options which reflected the amounts of work which could be done with the amounts of money possibly available. (Attached as Appendix A)

On March 3, 1976 the Kitsilano Citizens Planning Committee recommended that Option H (total estimated cost \$660,000) be approved as the long term goal and Option F (total estimated cost \$420,000) be approved as an intermediate goal. It was felt Option F provided the minimum improvements desired and which could realistically be achieved through existing funding sources. On March 22, 1976 the Park Board endorsed that recommendation.

On April 27, 1976 City Council approved Option H as the master plan and Option F as the intermediate stage for renovations to the Kitsilano Community Centre. It was anticipated that Option F would be funded as follows:

Neighbourhood Improvement Program	\$170,000
Community Centre Association	50,000
Vancouver Park Board	70,000
Provincial Recreation Grant	<u>130,000</u>
	\$420,000

Council at that time approved \$170,000 from the NIP budget and \$70,000 in advance of the Park Board 1976 Capital Budget. The Community Centre Association allocated \$50,000 on the basis that sufficient funds would be available to complete Option F. The Kitsilano Citizens Committee recommended that \$170,000 from the NIP budget be made available on the same basis.

If insufficient funds were available to complete Option F, then the Community Centre Association was willing to allocate only \$25,000, and the Kitsilano Citizens Committee was prepared to recommend the expenditure of only \$120,000.

The Park Board received notification recently that the Provincial Recreation Grant would not be available for this project in 1976. It is not known if it will be available after March 1977.

Further analysis of the schematic designs for renovations and additions to the Community Centre showed that the additions of an elevated covered walkway between the new Ice Rink and the Community Centre and the development of the mezzanine floor in the Ice Rink would tie these two facilities together, enabling them to function as a unified complex, and would facilitate centralized management of both facilities.

With the cost of these two items and an increase to account for inflation, the total project cost now stands at \$525,000. This means \$235,000 is required in addition to the \$290,000 already allocated if this project is to be completed to this level.

The Park Board, at their meeting on September 27, 1976 resolved that:

"the Board advise City Council, the Kitsilano Community Centre Association and the Kitsilano NIP that an amount of approximately \$235,000 will be made available from the Board's unallocated amount tentatively set in the recreation facilities section of the 5-Year Plan for this project."

Additional funding for this project is not recommended to come out of the Kitsilano NIP budget because this additional amount could only be made available at the expense of other projects which have as high a priority in the community.

Council's options include:

- 1.) allocate an amount of approximately \$235,000 in the recreation facilities section of the 5 - Year Plan to be used for renovation as set out in Option F (amended)
- 2.) allocate \$120,000 from the Kitsilano NIP budget (instead of the \$170,000 allocated to Option F) to be used with the \$70,000 available from the Park Board budget and the \$25,000 from the Community Centre Association to make renovations only to the Community Centre.

The Director of Finance advises that the amount of money required to complete this project (\$235,000) is not available in City Capital Accounts. The Director of Finance supports the Parks Board position that the required amount be included in the unallocated amount tentatively set in the recreation facilities section of the Five-Year Plan."

The City Manager submits this report for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 164

MANAGER'S REPORT

September 29, 1976

TO: Vancouver City Council

SUBJECT: Kitsilano Community Centre - Request for  
Additional Funding

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"On September 21, 1976 City Council received a letter from the Kitsilano War Memorial Community Centre Association and the Kitsilano Local Area Planning Committee asking for Council's financial support for a joint NIP/Park Board/Community Centre Association project to renovate the Kitsilano Community Centre and to link it with the new Kitsilano Ice Rink. City Council referred this letter to the Park Board, Director of Finance and the Director of Planning for review and a report back to Council.

On November 12, 1974 City Council approved the Concept Plan for the Kitsilano Neighbourhood Improvement Program. The Concept Plan allocated \$150,000 to "Community Centres Facilities". Approximately \$100,000 of this amount was to be made available to make improvements to the Kitsilano Community Centre. The Concept Plan also noted "It is recognized that it (the \$100,000 allocation) is not enough to do the job; however, it is a contribution to the facility that will require additional Park Board funds to complete the job." It was anticipated at that time that these additional Park Board funds would be forthcoming once the 5-Year Plan was approved. However, the 5-Year Plan was defeated.

On April 22, 1975 City Council approved the expenditure of up to \$7500 from the Kitsilano NIP Budget (with an additional \$7500 allocated by the Park Board) to hire a consultant to report on the role of the Community Centre in the context of the recreation needs in Kitsilano. A consultant was hired and he produced a list of priority needs for the Community Centre. He then prepared cost estimates for the renovations and additions required to meet these needs.

Since there were various levels of funding possible (ie. NIP funds, Park Board funds, the Provincial Recreation Grant, Community Centre Association funds) the consultant produced a series of options which reflected the amounts of work which could be done with the amounts of money possibly available. (Attached as Appendix A)

On March 3, 1976 the Kitsilano Citizens Planning Committee recommended that Option H (total estimated cost \$660,000) be approved as the long term goal and Option F (total estimated cost \$420,000) be approved as an intermediate goal. It was felt Option F provided the minimum improvements desired and which could realistically be achieved through existing funding sources. On March 22, 1976 the Park Board endorsed that recommendation.

On April 27, 1976 City Council approved Option H as the master plan and Option F as the intermediate stage for renovations to the Kitsilano Community Centre. It was anticipated that Option F would be funded as follows:

Neighbourhood Improvement Program	\$170,000
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If insufficient funds were available to complete Option F, then the Community Centre Association was willing to allocate only \$25,000, and the Kitsilano Citizens Committee was prepared to recommend the expenditure of only \$120,000.

The Park Board received notification recently that the Provincial Recreation Grant would not be available for this project in 1976. It is not known if it will be available after March 1977.

Further analysis of the schematic designs for renovations and additions to the Community Centre showed that the additions of an elevated covered walkway between the new Ice Rink and the Community Centre and the development of the mezzanine floor in the Ice Rink would tie these two facilities together, enabling them to function as a unified complex, and would facilitate centralized management of both facilities.

With the cost of these two items and an increase to account for inflation, the total project cost now stands at \$525,000. This means \$235,000 is required in addition to the \$290,000 already allocated if this project is to be completed to this level.

The Park Board, at their meeting on September 27, 1976 resolved that:

"the Board advise City Council, the Kitsilano Community Centre Association and the Kitsilano NIP that an amount of approximately \$235,000 will be made available from the Board's unallocated amount tentatively set in the recreation facilities section of the 5-Year Plan for this project."

Additional funding for this project is not recommended to come out of the Kitsilano NIP budget because this additional amount could only be made available at the expense of other projects which have as high a priority in the community.

Council's options include:

- 1.) allocate an amount of approximately \$235,000 in the recreation facilities section of the 5 - Year Plan to be used for renovation as set out in Option F (amended)
- 2.) allocate \$120,000 from the Kitsilano NIP budget (instead of the \$170,000 allocated to Option F) to be used with the \$70,000 available from the Park Board budget and the \$25,000 from the Community Centre Association to make renovations only to the Community Centre.

The Director of Finance advises that the amount of money required to complete this project (\$235,000) is not available in City Capital Accounts. The Director of Finance supports the Parks Board position that the required amount be included in the unallocated amount tentatively set in the recreation facilities section of the Five-Year Plan."

The City Manager submits this report for the CONSIDERATION of City Council.



## MANAGER'S REPORT

September 30, 1976

TO: Vancouver City Council

SUBJECT: Rezoning Application - North Side of  
2800 Block East 2nd Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

'An application has been received by the Director of Planning from Mr. Frank Musson, Architect on behalf of Kelly Douglas and Company Limited whereby the above-noted property be rezoned from (RS-1) One-Family Dwelling District to (C-1) Commercial District for the purpose of:

'Expansion of existing ECONO-MART FOOD SUPERMARKET.'

Attached as Appendix A is a letter from the applicant, submitted with the application.

### SITE DESCRIPTION

The site is located on the North side of the 2800 Block of East 2nd Avenue immediately West of the existing (C-1) Commercial District. The site has a frontage of 176 feet and a depth of 144 feet for a total site area of 25,344 square feet (including that portion of the existing lane to be closed.) The site is composed of three lots (Lots 25-27) developed with one-family dwellings and a portion of the existing parking lot (portion of Lot A) both of which are zoned (RS-1) One-Family Dwelling District. The existing lane is included in the site which is to be relocated to the Westerly 20 feet of Lot 27. (See Appendix B).

The lands of the block containing the site are zoned and developed as follows:

- The lands to the East are zoned (C-1) Commercial District and are developed with the existing Econo-Mart Supermarket and off-street parking.
- The lands to the North are zoned (RS-1) One-Family Dwelling District and are developed as off-street parking for the Econo-Mart Supermarket, ancillary to a principal use on an adjacent site.
- The lands to the West are zoned (RS-1) One-Family Dwelling District and are developed with one-family dwellings.

The lands surrounding the block containing the site proposed to be rezoned are zoned (RS-1) One-Family Dwelling District to the West, North and South and are developed with one-family dwellings except for the Church on the North side of East 1st Avenue. The lands on both sides of Renfrew Street between East 3rd Avenue and Graveley Street are zoned (C-1) Commercial District and are developed with various commercial uses including a bakery, bank, television repair shop, etc.

## PROPOSED DEVELOPMENT

The drawings submitted with the application and marked "Received - City Planning Department May 4, 1976" indicate expansion of the existing one-storey retail store 85 feet to the West and upgrading of the landscaping and screening. The drawings also indicate acquisition of lots 25-27 and relocation of the existing lane for off-street parking purposes. The proposed expansion is to add 7,300 square feet of floor area to the existing 16,240 square feet of the Econo-Mart Supermarket for a total floor area of 23,540 square feet.

## BACKGROUND

The Planning Department is in favour of the proposal to upgrade and expand the existing Econo-Mart Supermarket but cannot support the application to rezone to (C-1) Commercial District. The expansion will be providing more facilities and services to the public including frozen food, dairy, produce and self-serve meat departments. The form of development at a total floor area of 23,540 square feet will not just be providing a service for the day-to-day needs of the local neighbourhood. The supermarket facility will be providing service for a large area of the eastern part of the City. Under the (C-1) Commercial District a retail store is an outright use thereby limiting the control the City would have to ensure a suitable design, adequate provision of off-street parking, landscaping and screening.

The Director of Planning would support rezoning of the existing site (including the existing store and off-street parking) plus the site proposed for rezoning to (C-1) Commercial District by the applicant, whereby this total site Lot A, 25-27, Block 48, Section 32, T.H.S.L. (See Appendix C for the site) be rezoned from (RS-1) One-Family Dwelling District and (C-1) Commercial District to (CD-1) Comprehensive Development District for a supermarket and off-street parking. The Planning Department has been working with the applicants who are agreeable to have the total site rezoned to (CD-1) Comprehensive Development District.

The proposed development would still be to expand the existing store 85 feet to the West as explained above and the calculations over the total site are as follows:

### Calculations

Site Area:	85,971 square feet or 1.97 acres
Floor Area:	Existing 16,240 square feet Proposed 7,300 square feet
	<hr/>
	Total 23,540 square feet
Floor Space Ratio:	0.273
Off-Street Parking:	Required 44 spaces Proposed 108 + 12 small car 120 spaces
Off-Street Loading:	Required 2 spaces Proposed 2 spaces
Height:	1 Storey or 26 feet

## PUBLIC INFORMATION MEETING

A Public Information Meeting was held on August 16, 1976 in the area by the Planning Department where the applicant, representatives from Kelly Douglas and Company Limited and 50 residents discussed the proposed rezoning to (CD-1) Comprehensive Development District and the proposed form of development. The majority of the residents were in

favour of the proposal as it upgraded the existing facility and provides more variety and service to the public. There was some concern expressed by a few residents who live on the South side of East 2nd Avenue about the expansion of the building 85 feet to the West and thereby blocking their view. At the meeting a petition was presented by Mr. Newcombe of Realty Appraisals Ltd., in which 21 merchants in the commercial area favoured the proposed development. Mr. Newcombe had also contacted ten of the residents on the South side of the 2800 Block of East 2nd Avenue (immediately South of the site) of which 6 favoured the proposal, 2 opposed the proposal and 2 had no opinion. The petition was received on August 20, 1976. The minutes of the Public Information Meeting and the petition are attached as Appendix D.

#### URBAN DESIGN PANEL

The Urban Design Panel considered the application on July 29, 1976.

'The Panel had no objections to the addition to the supermarket and noted the proposal to improve the existing building by painting graphics on the recess panels. They are, however, concerned about the provision of acoustic and visual buffers to provide privacy for adjacent residential developments, in particular for Lot 8. Proper fencing, planting of large trees, earth berms or mounding should be provided to minimize the impact of the car park.

Recommendation: that the rezoning be approved and after rezoning the scheme be brought back for Panel's review.'

#### CITY ENGINEER

The City Engineer in a memo dated June 14, 1976 has the following comments on the proposal:

- '1. The configuration of the relocated lane has been modified on the attached plan to meet this Department's requirements. (See Appendix E)
2. The relocated lane must be paved at the applicant's expense.
3. The parking layout shown appears satisfactory.
4. There is to be no access from East 2nd Avenue.
5. The loading facilities appear satisfactory.'

#### RECOMMENDATION: The Director of Planning recommends the following:

1. That the application be amended by the applicant and the additional fee paid, whereby Lots A, 25-27; Block 48; Section 32; T.H.S.L.; be rezoned from (RS-1) One Family Dwelling District and (C-1) Commercial District to (CD-1) Comprehensive Development District for the purpose of a 'Supermarket and customarily ancillary facilities including off-street parking and loading.'
2. That the following recommendations be received by Council and the whole matter be referred direct to a public hearing after a report from the Vancouver City Planning Commission:
  - A. The Director of Planning recommends that the application be approved to rezone to (CD-1) Comprehensive Development District.
  - B. That the CD-1 By-Law restrict the form of development as follows:

- USES: Supermarket  
Customarily Ancillary Facilities including  
Off-Street Parking and Loading
- FLOOR SPACE RATIO: Not to exceed 0.275 and to be measured in  
accordance with the (C-1) Commercial District  
Schedule.
- HEIGHT: Shall not exceed 1 storey nor 28 feet as  
measured from the average building grade of  
East 2nd Avenue as determined by the City  
Engineer.
- OFF-STREET PARKING: 108 off-street parking spaces shall be  
provided.
- OFF-STREET LOADING: Shall be provided in accordance with Section  
13 of the Zoning and Development By-Law No.  
3575.

And subject to the following:

- i. The detailed scheme of development shall first be approved by the Director of Planning following further advice from the Urban Design Panel having due regard to the overall design, provision and maintenance of landscaping, screening, off-street parking and loading, garbage collection facilities and the provision and location of mechanical equipment.
- ii. That vehicular ingress and egress, off-street parking and loading be provided satisfactory to the City Engineer.
- iii. That the existing lane be relocated as detailed in Appendix E and be dedicated to the City.
- iv. That the necessary retaining walls be provided at the expense of the owners adjacent to the relocated lane.
- v. Prior to the approval of the Development Permit Application, the owner shall consolidate the total site as one and so register in the Land Registry Office.

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 164

0198

MANAGER'S REPORT

TO: VANCOUVER CITY COUNCIL

October 4th, 1976

SUBJECT: FAMILY HOUSING - 8600 Block Osler Street

CLASSIFICATION: CONSIDERATION

On July 27th, 1976, Vancouver City Council passed the following resolution:

"That the City not proceed with any proposal calls at this time until funding from the Federal and Provincial Government is clarified."

On September 21st, 1976, Council approved the following recommendation of the Standing Committee on Housing & Environment:

"A. THAT the City proceed with family non-profit housing projects on the following sites:

Triumph at Templeton	(Daon)
1800 Block Adanac	(Daon)
<u>8600 Block Osler</u>	(Westwater)
950 West 6th Avenue	(Lewarde)
8th and McLean	(Daon) "

The only project for which C.M.H.C. have given tentative commitment is the Westwater project on Osler Street. The attached letter of intent from C.M.H.C. refers. Westwater Realty are prepared to contract with the City for construction of the 12-unit apartment for the fixed sum of \$560,000.

DESCRIPTION OF PROJECT

The proposed building will be located at 8645 - 8653 Osler Street.

After application of the High Impact Grant, the rentals required to recover operating costs will be as follows:

	<u>No. of Units</u>	<u>Monthly Rentals</u>
Two-bedroom units	6	\$335
Three-bedroom units	6	\$425

FINANCIAL STATUS

The final estimated costs for the total project are as follows:

1. By contract with Westwater Realty:

a) land acquisition	\$155,000
b) architect's fees	15,000
c) building construction	<u>390,000</u>
SUB-TOTAL	\$560,000

2. Further costs to the City:

a) interim financing	\$ 18,700
b) taxes during construction	1,600
c) insurance during construction	800
d) legal expenses	4,500
e) organization expense	<u>2,500</u>
SUB-TOTAL	<u>\$ 28,100</u>

TOTAL	<u><u>\$588,100</u></u>
-------	-------------------------

...2

3. Maximum C.M.H.C. loan (AHOP limits)

6 only 3-bedroom units @ \$47,000	\$282,000	
6 only 2-bedroom units @ \$45,000	\$270,000	
		<hr/>
		\$552,000

4. Estimated net total cost to the City \$ 36,100

If Council wishes to accept this proposal, it should pass the following resolutions:

- A. Instruct the Director of Finance to advance up to \$200,000 from the Public Housing Fund to the City of Vancouver Public Housing Corporation for the purchase of the above site.
- B. On behalf of the City of Vancouver Public Housing Corporation, authorize the purchase and development of the above property subject to the developer obtaining a development permit to the satisfaction of C.M.H.C.

The foregoing resolutions to be subject to:

- i) the provision of adequate amenity space to the satisfaction of C.M.H.C.
- ii) maximum loan approval by C.M.H.C. of \$552,000

The City Manager, noting that the capital subsidy of \$3,000 per unit could affect the final submissions of other potential proposal calls if this project is accepted, submits the foregoing report to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 164

TO: Vancouver City Council

October 4th, 1976

SUBJECT: Labour Negotiations - G.V.R.D.

CLASSIFICATION: RECOMMENDATION

Attached is a memorandum from the Sub-Committee of the G.V.R.D. Labour Relations Committee outlining the method of operation for labour negotiations that is proposed for participating municipalities in the G.V.R.D. This report was approved by the Labour Relations Committee.

The report contains recommendations including the organization and structure for the conduct of region-wide negotiations within the G.V.R.D. Whereas City Council has already resolved "to retain the G.V.R.D. to carry on labour negotiations and related ancillary services for all of its employees in respect to whom a bargaining certificate is in effect", the attached report requests re-affirmation and endorsement of the details included therein. The procedures outlined are substantially those in effect at the present time and therefore, the City Manager RECOMMENDS that the three recommendations of the Labour Relations Sub-Committee of the G.V.R.D. be endorsed.

FOR COUNCIL ACTION SEE PAGE(S) 164

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

I

SEPTEMBER 21, 1976

A meeting of the Standing Committee of Council on Community Services was held on Tuesday, September 21, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 12:00 Noon.

PRESENT: Alderman Rankin, Chairman  
 Alderman Boyce  
 Alderman Marzari

ABSENT: Alderman Sweeney  
 Alderman Volrich

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Ratification of the Chairman's Authorization for the Sale of Surplus Furniture and Equipment to a Non-Profit Organization

The Committee had before it for consideration the attached form allocating \$650.00 worth of surplus furniture and equipment to the Multicultural Resource Team for \$69.55.

The Committee has authority to approve the sale of surplus furniture and equipment to non-profit organizations and the attached form was signed by the Chairman on Monday, September 13, 1976 and ratification of his action by the Committee was required.

Following consideration, it was

RESOLVED

THAT the Committee concurs with the Chairman's authorization for the allocation of \$650.00 worth of surplus furniture and equipment to the Multicultural Resource Team for \$69.55.

RECOMMENDATION

2. Dial-A-Dietitian Service - Grant Request

The Committee had before it for consideration a Manager's Report dated August 25, 1976 (copy circulated) in which the Medical Health Officer submitted for the Committee's consideration:

- "(1) That the Dial-a-Dietitian service continue in its current role and present level of operation.
- (2) That a grant of \$120.00 per month be approved for the period November 1, 1975 to March 31, 1977 to cover rent expenses of \$90.00 per month and telephone expenses of \$30.00 per month. "

Continued on Page 2. . . . .



Clause No. 2 Continued

During discussion, it was noted that the Acting Comptroller of Budgets, in the Manager's Report, advised that as funding for the rental and telephone costs of the North Health Unit is already provided in the Departmental Accounts, the requested grant will incur no additional cost to the City.

Following consideration, it was

RECOMMENDED

THAT Council grant a total of \$2040.00 to cover rent and telephone expenses totalling \$120.00 per month for the period November 1, 1975 to March 31, 1977 for the Dial-A-Dietitian Service.

3. New City Zoning By-Law Designation for Halfway Houses, Group Houses and Related Facilities

The Committee had before it for consideration a Manager's Report dated September 8, 1976 (copy circulated) in which the Director of Social Planning reported on problems encountered by halfway house operators, the current variety of methods used by civic officials in handling such facilities and concluding with a series of six recommendations which, if approved by Council, would provide new zoning regulations and procedures for halfway houses, group houses and related facilities.

A representative of the Social Planning Department, along with the Medical Health Officer, the Director of Permits and Licenses, a representative of the Planning Department and the Director of Legal Services, appeared before the Committee on this matter.

The Social Planning Department representative spoke to the report, pointing out there are a large number and great variety of halfway house facilities scattered throughout the City.

He pointed out the pressure to develop community based facilities such as halfway houses stems from the closure of several provincial institutions and that this pressure on municipalities to allow such facilities will continue.

The Medical Health Officer pointed out that the report before the Committee deals with zoning only; that the actual licensing of such facilities is a separate matter which is handled under the Community Care Licensing Act, and that the National Building Code also applies to halfway houses.

A representative of the Mental Patients Association, which operates five halfway houses in the City, each containing eight to ten persons, stated the Association approves of the recommendations contained in the Manager's Report.

During consideration, the Committee noted there have been numerous problems encountered by halfway house operators because the City does not have firm zoning guidelines for such uses and it was considered that the recommendations contained in the Manager's Report will reduce a number of these problems.

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

- A. THAT all Group Homes, Halfway Houses and related types of facilities be designated "Community Residential Facilities" for civic by-law and administrative purposes.
- B. THAT the following definition be added to the zoning and development by-law and apply to all development permit applications concerning Community Residential Facilities:

DEFINITION

A Community Residential Facility shall mean any group-living arrangement for a maximum of ten (10) persons with physical, mental, emotional, or related handicaps and/or problems, that provides food and/or lodging and that is developed for the personal rehabilitation of its residents through self-help and/or professional care, guidance and supervision.

- C. THAT Community Residential Facilities be permitted as a conditional use in all commercial and residential areas.
- D. THAT the development permit application for a Community Residential Facility be subject to the approval of the Director of Planning, after recommendation of the Director of Social Planning and that as a general guideline community residential facilities should not constitute more than 10% of the population within a two (2) block radius.
- E. THAT notification of neighbours respecting a proposed Community Residential Facility be at the discretion of the Director of Planning, after recommendation of the Director of Social Planning.
- F. THAT the Director of Legal Services and the Director of Planning report to Council on the necessary by-law amendments.

The meeting adjourned at approximately 12:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 165

II

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

SEPTEMBER 23, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 23, 1976 at approximately 1.40 p.m.

PRESENT: Alderman Kennedy, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Harcourt (Items 2 & 3)

CLERK TO THE  
COMMITTEE: M.L. Cross

The Chairman requested Alderman Cowie to serve as Vice-Chairman. Alderman Cowie accepted and Alderman Kennedy stated he would request the Mayor to make the appointment.

INFORMATION

1. Development Permit Application No. 75250  
North Foot Cassiar St. - Alberta Wheat Pool

The Committee considered the following report of the City Manager dated September 10, 1976:

"City Council on the 12th August 1975 resolved:

'THAT items concerning Development Permit Applications in the Burrard Inlet Waterfront Study area continue to be submitted to the Standing Committee on Planning and Development for information.'

The Director of Planning reports as follows:

'A development permit application has been received from V.B. Cook Co. Ltd., Engineers, on behalf of Alberta Wheat Pool to erect a grain storage annex.

The Alberta Wheat Pool is located immediately west of the Second Narrows Bridge. It consists of a central workhouse, three batteries of silos, docks and rail spurs.

Cont'd.....

Clause #1 Continued

The proposed grain storage annex located east of the existing facilities is 312' x 103' and 150' high, 30' higher than the adjacent silos. The development involves cutting back the east end of the dock; filling for the foundation and the provision of three 36" exterior conveyor belts on the roof of the adjacent structure.

The application is now being processed and will be presented to the Urban Design Panel. Drawings submitted with the application and other information will be available at the meeting of the Committee.' "

The Committee agreed that the Development Permit Application should be processed in the normal manner. If the Urban Design Panel refuses the application or has any severe reservations, the item should be reported back to the Committee.

RESOLVED:

THAT the report of the City Manager dated September 10, 1976 may be received for information.

2. Musqueam Indian Band Request for Exclusion from the Agricultural Land Reserve

The Committee considered a report dated September 13, 1976 (on file in the City Clerk's office) which the City Manager submitted for Information. In the report the Director of Planning advises that in May 1976, the Musqueam Indian Band forwarded an application to the City of Vancouver requesting that a portion of the Musqueam Indian Reserve No. 2 bounded by Wallace Street, the Fraser River and 51st Avenue, which is included in the boundaries of the Agricultural Land Reserve of the B.C. Land Commission Act, be excluded from the Agricultural Reserve. In order to evaluate the land the Indian Band wishes to have withdrawn, the Director of Planning feels that the whole of the land in the Agricultural Reserve should be assessed. The Director of Planning has requested the B.C. Land Commission to carry out a soil classification inventory of all the lands within the Agricultural Land Reserve in the City in order to assess its potential agricultural capability. The Planning Department will report back to the Committee with recommendations on continued inclusion or exclusion of the lands in the Agricultural Land Reserve in the City based on the soil classification data and other relevant information.

Mr. R. Guerrin, representing the Musqueam Indian Band, stated that the Band does not feel that this land should be agricultural. They require the land for permanent residences as well as for a small light industrial operation that will provide employment for Band members.

After discussion the Committee

RESOLVED:

THAT the report of the City Manager dated September 13, 1976 be received.

Cont'd.....

RECOMMENDATION

3. Parkade Security - Design Guidelines and Standards

The Committee considered a report of the City Manager dated September 8, 1976 (copy circulated) in which the Director of Social Planning makes recommendations aimed at increasing personal safety against crime in both existing and proposed parkade structures and submits Design Guidelines and Standards which were prepared by City staff from Engineering, Fire, Permits & Licences, Planning, Police and Social Planning, in consultation with downtown businessmen and parking facility owners and operators.

Mr. D. Purdy of the Social Planning Department outlined the discussions that had taken place. Two of the major concerns were increased costs and level of patrols expected. Generally, the business community felt they could support the recommendations. After discussion the Committee

RECOMMENDED:

- A) THAT the proposed Design Guidelines and Standards outlined in the report of the City Manager dated September 8, 1976 be approved for parking facilities in the City of Vancouver.
  - B) THAT the Director of Legal Services, the Director of Planning and the City Building Inspector report to Council on required By-law changes to implement the Guidelines.
  - C) THAT the City Engineer report back on costs involved in implementing the Guidelines in City-owned parking facilities.
4. Charles-Adanac Area - Disposition of Personal Care Facility Site

The Committee considered a report of the City Manager dated September 16th, 1976 (copy circulated).

Mr. R. Youngberg, Associate Director, Area Planning, outlined the neighbourhood plan for the Charles-Adanac area which was approved by Council in April 1974. The plan indicated a 165-unit co-operative multiple housing complex in the northwest corner of the site, the existing park, single-family housing in the middle of the site and a personal care home site in the southeast corner. The Provincial Government did not purchase the site for the development of a personal care home and it was subsequently decided that the site was unsuitable for senior citizens housing. The Director of Planning was requested to come up with an alternative use for the site. The only appropriate use appears to be residential.

A single-family subdivision is recommended for the following reasons:

- 1. This small neighbourhood will have a significant component of multiple attached accommodation when the 165-unit co-operative housing project now under construction at Cassiar/Adanac is completed. Neighbourhood residents have been adamant in opposing additional multiple-family development on the basis that they will soon have their fair share of such accommodation.

Cont'd.....

Clause #4 Continued

2. Subdivision of the lots for single-family dwellings on small lots would provide a natural extension of the existing neighbourhood and augment that neighbourhood.
3. Single-family dwellings in an appropriate subdivision configuration would provide a viable transition between existing residential space on the north and industrial space on the south.

The configuration of a new single-family subdivision for this area will depend upon the undeveloped Charles Street right-of-way. The Planning Department is of the opinion that Charles Street should remain open for the following reasons:

1. The opening of Charles Street would place an industrial street directly abutting a residential area with clearly negative environmental effects on that area.
2. The industrial sites abutting Charles Street in this location presently have vehicular access from both Boundary Road and Kootenay Street.

The City Engineer proposes that Charles Street remain open to serve as access to the northeasterly part of an industrial lot on the south side of Charles Street.

With the closure of Charles Street, 40 single-family lots would be created. If Charles Street remains open, 35 single-family lots would be created. Although five lots would be lost, the City Engineer advised that there still could be a landscaped buffer of 38', which is only 2' less than that proposed with the closed street.

In answer to a question from the Committee as to the economics, Mr. G. Jordan, Supervisor of Property and Insurance, stated that approximately \$150,000 in revenue would be lost if the five lots were not sold for single family development.

A member of the Committee felt that the Charles-Adanac Planning Advisory Committee should be consulted as to which single-family subdivision they would prefer for the area.

After discussion, the Committee

**RECOMMENDED:**

- A. THAT the use of the former personal care facility site for single-family residential development be approved.
- B. THAT the Director of Planning be instructed to make application to rezone existing Lots 13-31, Block 2, Plan 3731, S.E.  $\frac{1}{4}$  Section 27, THSL from Local Commercial District (C-1) and Heavy Industrial District (M-2) to One-Family Dwelling District (RS-1) and refer the application direct to Public Hearing after receiving a report thereon from the Vancouver City Planning Commission.
- C. THAT the two alternative single-family subdivisions as outlined on Appendices 4 and 5 of the Manager's Report dated September 16th, 1976 be referred to the Director of Planning and City Engineer for further study after discussions have been carried out with the Charles Adanac Planning Advisory Committee.